

REUNION RIDGE FILING NO. 1

LOCATED IN 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 32

DEDICATION STATEMENT

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 BEING THE OWNERS OF THAT PART 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 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 10 DAY OF December, AD 2019

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

BY: [Signature]
TITLE: CEO, L.C. FULENWIDER, INC. - MANAGER

STATE OF Colorado }
COUNTY OF Denver } SS
CITY OF Denver

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December

AD 2019, BY L.C. FULENWIDER III AS MANAGER OF DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: 3/23/2022 [Signature]
NOTARY PUBLIC

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: CEO, L.C. FULENWIDER, INC. - MANAGER

STATE OF Colorado }
COUNTY OF Denver } SS
CITY OF Denver

ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, AD 2019,

BY L.C. FULENWIDER III AS ATTORNEY IN FACT OF FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: 3/23/2022 [Signature]
NOTARY PUBLIC

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: [Signature]
TITLE: ASSISTANT SECRETARY

STATE OF Colorado }
COUNTY OF Denver } SS
CITY OF Denver

ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF December, AD 2019,

BY ROBERT J SANDERMAN AS ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: Aug 23, 2022 [Signature]
NOTARY PUBLIC

CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT _____ ("MORTGAGEE") BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED _____ AT INSTRUMENT NO. _____ 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____

BY: _____

NAME: _____
AUTHORIZED AGENT

BY: _____

NAME: _____
AUTHORIZED AGENT

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

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____,

BY _____ AS _____ FOR _____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT _____ ("MORTGAGEE") BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED _____ AT INSTRUMENT NO. _____ 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____

BY: _____

NAME: _____
AUTHORIZED AGENT

BY: _____

NAME: _____
AUTHORIZED AGENT

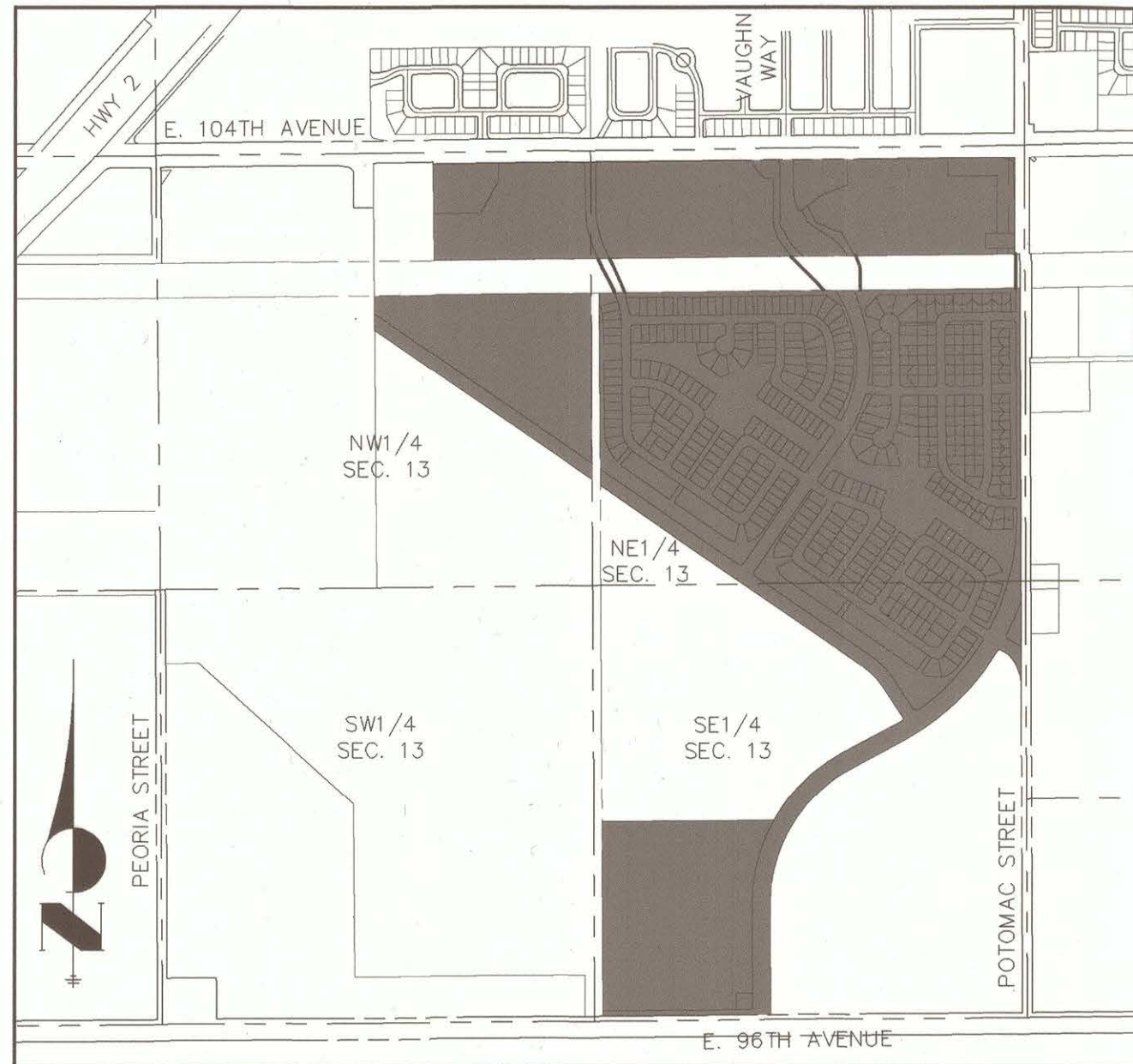
STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____,

BY _____ AS _____ FOR _____

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

ACCEPTANCE CERTIFICATE

THE DEDICATION OF FENCE MAINTENANCE EASEMENTS AND UNDERDRAIN EASEMENTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE REUNION METROPOLITAN DISTRICT.

REUNION METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: [Signature]
TITLE: Board President

STATE OF COLORADO }
COUNTY OF DENVER } SS
CITY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER 2019 BY KELLY LEID AS PRESIDENT OF REUNION METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 23, 2022 [Signature]
NOTARY PUBLIC

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 10th DAY OF January, A.D. 2020

CITY ENGINEER: [Signature]

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS 10th DAY OF January, A.D. 2020

DIRECTOR, COMMUNITY DEVELOPMENT: [Signature]

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 3:57 P.M. ON THE 17 DAY OF January, A.D., 2020

COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

RECEPTION NO. 202000006264

JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 1 OF 32

J-R ENGINEERING
A Westrian Company

7200 S Alton Way • Suite C400
Centennial, CO 80112 • 303-740-9393 • www.jrengineering.com

REUNION RIDGE FILING NO. 1
LOCATED IN 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 32

LEGAL DESCRIPTION

THAT PORTION 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 AS FOLLOWS;

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S38°14'44"W A DISTANCE OF 96.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007000099513 AND 2008000013431 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, S00°14'44"E A DISTANCE OF 586.36 FEET, TO A POINT ON THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 1034 AT PAGE 317, SAID POINT TO BE KNOWN AS POINT A;

THENCE ON SAID NORTHERLY LINE, S89°21'03"W A DISTANCE OF 2581.30 FEET;

THENCE CONTINUING ON SAID NORTHERLY LINE, S89°21'17"W A DISTANCE OF 954.27 FEET, TO A POINT ON THE EASTERLY LINE OF THE NATIVITY LUTHERAN SUBDIVISION RECORDED UNDER RECEPTION NO. C0695850;

THENCE ON SAID EASTERLY LINE, N00°31'31"W A DISTANCE OF 584.66 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007000023861;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, N89°19'43"E A DISTANCE OF 956.21 FEET;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, N89°19'23"E A DISTANCE OF 2582.22, FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 2,070,893 SQUARE FEET OR 47.5412 ACRES.

PARCEL 2

COMMENCING AT THE ABOVE DESCRIBED POINT A;

THENCE ON THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 1034 AT PAGE 317, N89°21'03"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET;

THENCE ON SAID WESTERLY LINE OF POTOMAC STREET, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, S00°14'44"E A DISTANCE OF 210.01 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°14'44"E A DISTANCE OF 1773.97 FEET;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S00°15'47"E A DISTANCE OF 632.94 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°44'13"W, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 44°39'41" AND AN ARC LENGTH OF 210.46 FEET, TO A POINT OF TANGENT;

THENCE N60°34'01"W A DISTANCE OF 52.39 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°57'36" AND AN ARC LENGTH OF 23.03 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 30°26'57" AND AN ARC LENGTH OF 813.10 FEET, TO A POINT OF TANGENT;

THENCE S61°55'20"W A DISTANCE OF 337.80 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 62°24'30" AND AN ARC LENGTH OF 1029.33 FEET, TO A POINT OF TANGENT;

THENCE S00°29'10"E A DISTANCE OF 655.82 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S89°30'50"W A DISTANCE OF 1020.56 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2014000072387;

THENCE ON SAID EASTERLY LINE, BEING 50.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 1177.32 FEET;

THENCE DEPARTING SAID EASTERLY LINE, N89°38'20"E A DISTANCE OF 1044.86 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°00'13"E, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 32°55'33" AND AN ARC LENGTH OF 606.27 FEET, TO A POINT OF TANGENT;

THENCE N61°55'20"E A DISTANCE OF 337.80 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°29'42" AND AN ARC LENGTH OF 61.84 FEET, TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°14'36" AND AN ARC LENGTH OF 24.15 FEET, TO A POINT OF TANGENT;

THENCE N32°48'58"W A DISTANCE OF 220.33 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 22°43'13" AND AN ARC LENGTH OF 162.58 FEET, TO A POINT OF TANGENT;

THENCE N55°32'11"W A DISTANCE OF 1951.90 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2014000072387, SAID POINT TO BE KNOWN AS POINT B;

THENCE ON SAID EASTERLY LINE, BEING 50.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 1165.14 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317;

THENCE ON SAID SOUTHERLY LINE, N89°21'03"E A DISTANCE OF 2560.83 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,434,455 SQUARE FEET OR 147.7148 ACRES.

PARCEL 3

COMMENCING AT THE ABOVE DESCRIBED POINT B;

THENCE N55°32'11"W A DISTANCE OF 60.92 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N55°32'11"W A DISTANCE OF 1590.82 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, 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 ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ON SAID WEST LINE, N00°31'31"W A DISTANCE OF 206.25 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317;

THENCE ON SAID SOUTHERLY LINE, N89°21'17"E A DISTANCE OF 1319.39 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ON SAID EAST LINE, S00°22'24"E A DISTANCE OF 1130.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 881,087 SQUARE FEET OR 20.2270 ACRES.

PARCELS 1, 2 AND 3 CONTAIN A TOTAL CALCULATED AREA OF 9,386,435 SQUARE FEET OR 215.4829 ACRES.



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 2 OF 32



7200 S Alton Way • Suite C400
Centennial, CO 80112 • 303-740-9393 • www.jrengineering.com

REUNION RIDGE FILING NO. 1
LOCATED IN 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 32

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. ABC 70570124, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 13, 2019.
- THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "PLS 30099" AND AT THE SOUTH END BY A 3.5" ALUMINUM CAP "ILLEGIBLE", BEARING S00°14'44"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 08001C0630H & 08001C0339H, 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.
- TRACT Z IS A DIRECTOR'S PARCEL.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- FENCE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES.
- 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 E, G, M, W AND X 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.
 - NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA WITHIN TRACTS G, W AND X AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
 - 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 TRACTS E, G, M, W AND X, AND THOSE EASEMENTS DEPICTED WITHIN TRACTS A, B AND C AS SHOWN HEREON, FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES AS NEEDED.
- SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF COMMERCE CITY FOR SIGHT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE ADJACENT GROUND, SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, LANDSCAPING, AND UTILITY CABINETS. PARKING IS ALSO RESTRICTED WITHIN THE EASEMENT. TREES SHALL BE PRUNED SO THE LOWEST BRANCH IS NO LOWER THAN SIX FEET ABOVE THE ADJACENT GROUND AND FENCES SHALL BE NO HIGHER THAN 42" AND BE OF OPEN DESIGN.

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER
A	624,959	14.3471	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
B	621,105	14.2586	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
C	438,233	10.0604	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
D	67,101	1.5404	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
E	271,242	6.2269	OPEN SPACE, UTILITIES, DRAINAGE, PARK	REUNION METRO DISTRICT
F	166,103	3.8132	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
G	752,621	17.2778	OPEN SPACE, UTILITIES, DRAINAGE, PARK	REUNION METRO DISTRICT
H	54,013	1.2400	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
I	3,450	0.0792	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
J	3,947	0.0906	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
K	55,574	1.2758	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
L	6,007	0.1379	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
M	327,609	7.5209	OPEN SPACE, UTILITIES, DRAINAGE, PARK	REUNION METRO DISTRICT
N	188,891	4.3363	OPEN SPACE, UTILITIES	REUNION METRO DISTRICT
O	12,454	0.2859	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
P	39,603	0.9092	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
Q	46,907	1.0768	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
R	48,554	1.1146	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
S	61,710	1.4167	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
T	9,512	0.2184	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
U	6,821	0.1566	FUTURE DEVELOPMENT	CLAYTON PROPERTIES GROUP II, INC
V	16,200	0.3719	OIL & GAS OPERATIONS	DIBC 96TH AND POTOMAC, LLC
W	75,083	1.7237	OPEN SPACE, UTILITIES, DRAINAGE, PARK	REUNION METRO DISTRICT
X	108,903	2.5001	OPEN SPACE, UTILITIES, DRAINAGE, PARK	REUNION METRO DISTRICT
Y	1,055,458	24.2300	OIL & GAS OPERATIONS	DIBC 96TH AND POTOMAC, LLC & FFP-DIA, LLC
Z	9,952	0.2285	OIL & GAS OPERATIONS	DIBC 96TH AND POTOMAC, LLC & FFP-DIA, LLC
AA	18,365	0.4216	OPEN SPACE, UTILITIES, LANDSCAPE	REUNION METRO DISTRICT
BB	37,714	0.8658	OPEN SPACE, UTILITIES, LANDSCAPE	REUNION METRO DISTRICT
TOTAL TRACT AREA	5,128,091	117.7248		
TOTAL LOT AREA	2,350,008	53.9540		
TOTAL ROW AREA	1,908,336	43.8094		
TOTAL SITE AREA	9,386,435	215.4829		

THIS SUBDIVISION PLAT CONTAINS 447 LOTS AND 28 TRACTS.



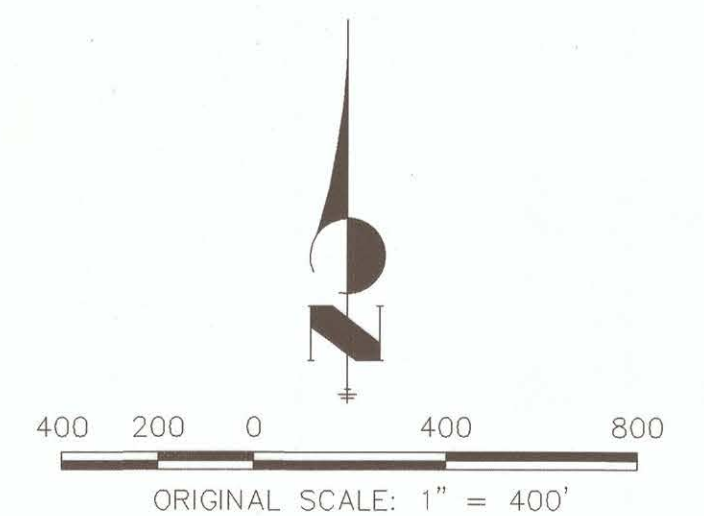
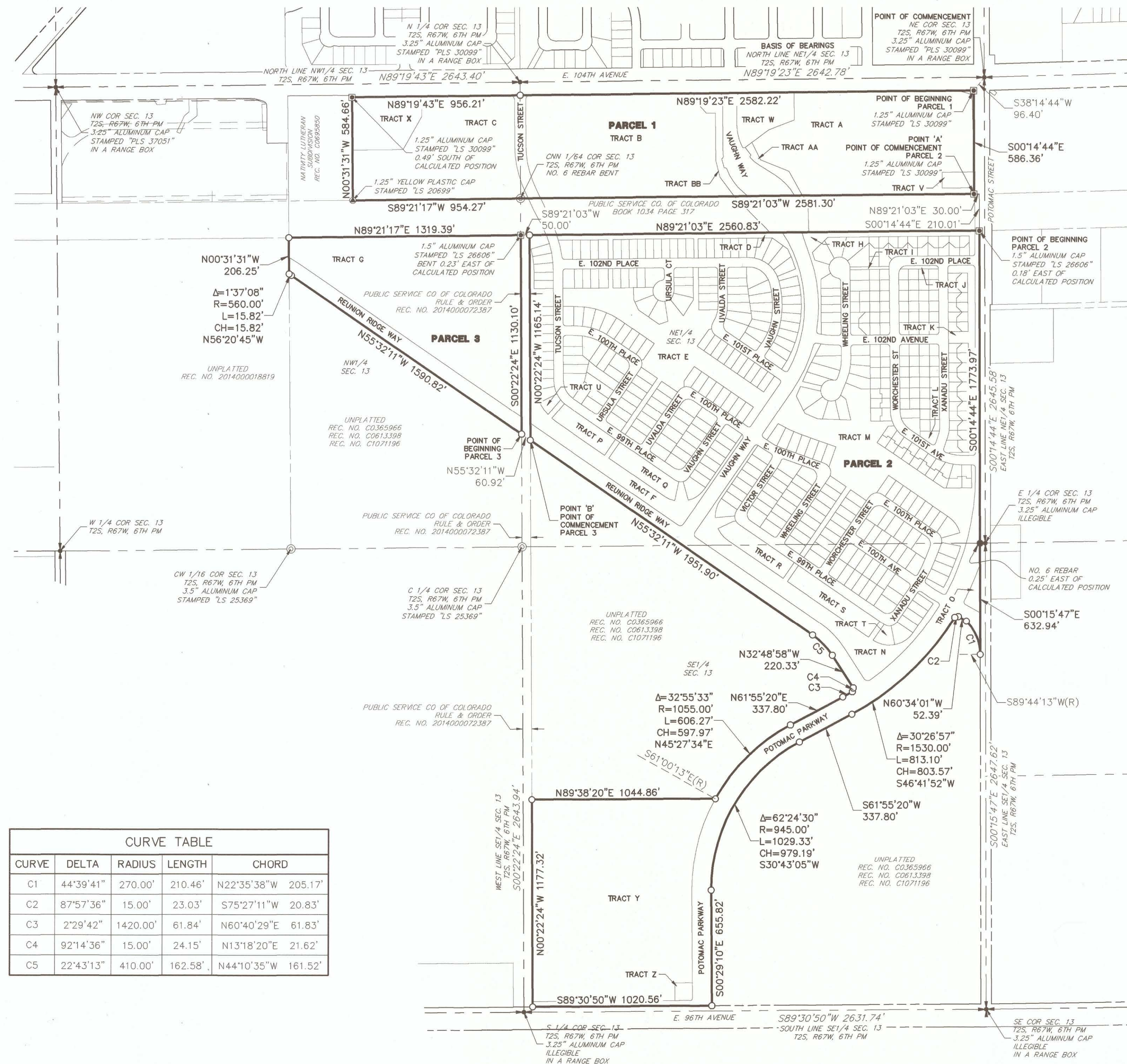
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 3 OF 32



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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 32



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 4 OF 32

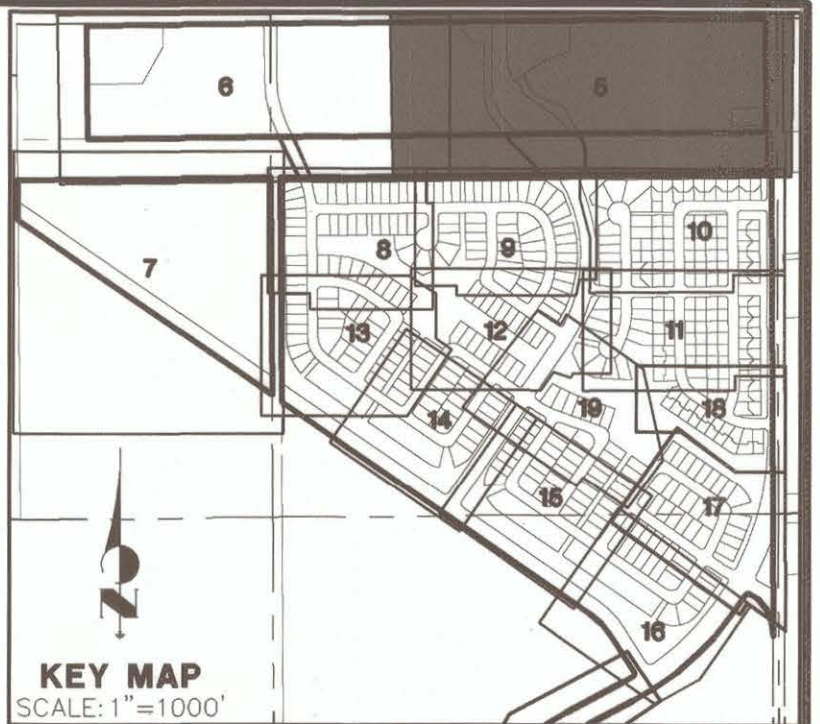
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REUNION RIDGE FILING NO. 1

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

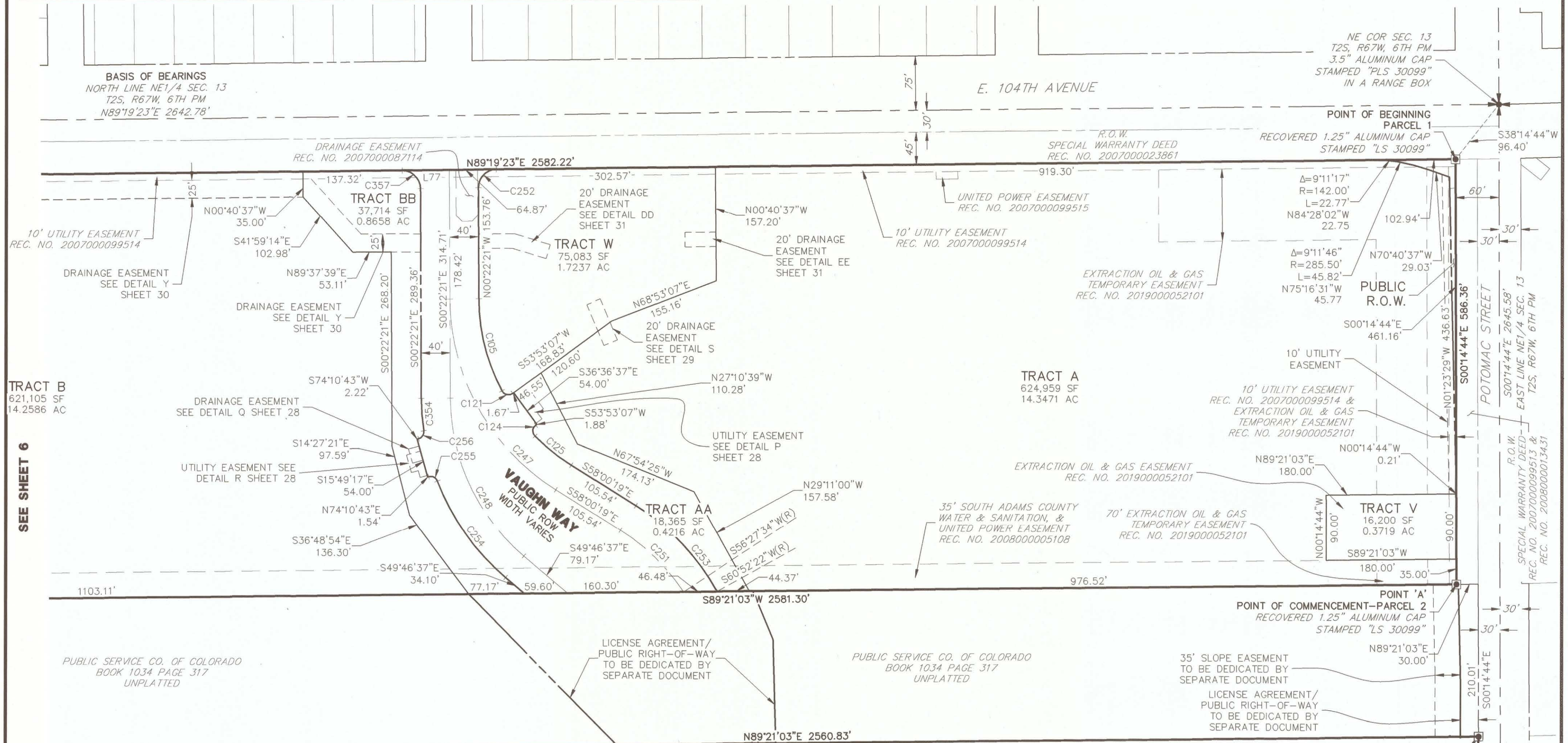
SHEET 5 OF 32



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C105	27°49'22"	272.00'	132.08'	S14°17'02"E 130.79'
C121	97°55'09"	10.00'	17.09'	S77°09'18"E 15.08'
C124	98°19'04"	10.00'	17.16'	S04°43'35"W 15.13'
C125	13°34'22"	272.00'	64.43'	S51°13'08"E 64.28'
C247	57°37'58"	312.00'	313.83'	S29°11'20"E 300.77'
C248	49°24'16"	288.00'	248.33'	S25°04'29"E 240.71'
C251	24°27'53"	288.00'	122.97'	N45°46'22"W 122.04'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C252	89°41'44"	25.00'	39.14'	S44°28'31"W 35.26'
C253	28°52'41"	328.00'	165.32'	N43°33'58"W 163.57'
C254	28°57'46"	327.00'	165.30'	S35°17'44"E 163.54'
C255	85°00'25"	10.00'	14.84'	N63°19'04"W 13.51'
C256	82°22'59"	10.00'	14.38'	N32°58'33"E 13.17'
C354	7°51'16"	328.00'	44.96'	S04°17'59"E 44.93'
C357	90°18'16"	25.00'	39.40'	N45°31'29"W 35.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	N89°19'23"E	65.13'



TRACT B
621,105 SF
14.2586 AC

TRACT A
624,959 SF
14.3471 AC

TRACT AA
18,365 SF
0.4216 AC

TRACT V
16,200 SF
0.3719 AC

VAUGHN WAY
PUBLIC ROW
WIDTH VARIES

PUBLIC SERVICE CO. OF COLORADO
BOOK 1034 PAGE 317
UNPLATTED

PUBLIC SERVICE CO. OF COLORADO
BOOK 1034 PAGE 317
UNPLATTED

35' SLOPE EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

SEE SHEET 6

SEE SHEET 9

SEE SHEET 10

POINT OF BEGINNING
PARCEL 2

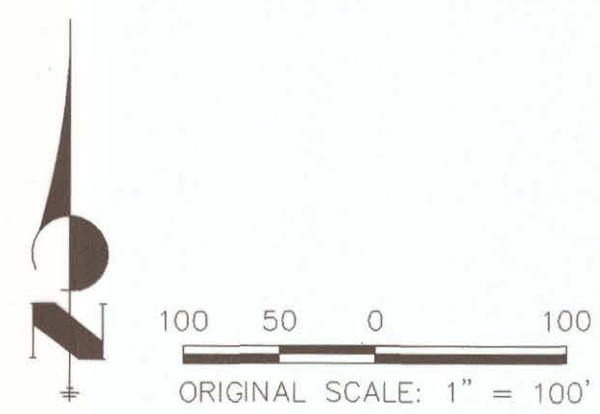
RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 26606"
0.18' EAST OF CALCULATED POSITION

JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 5 OF 32

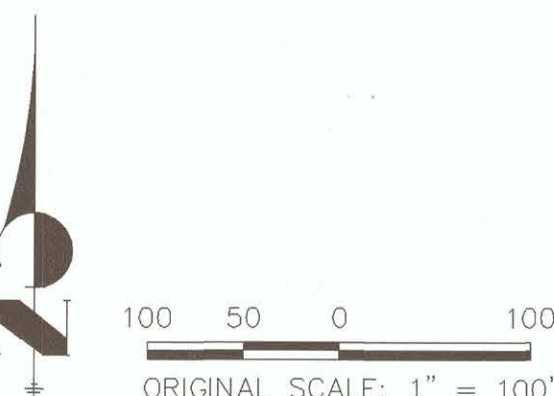
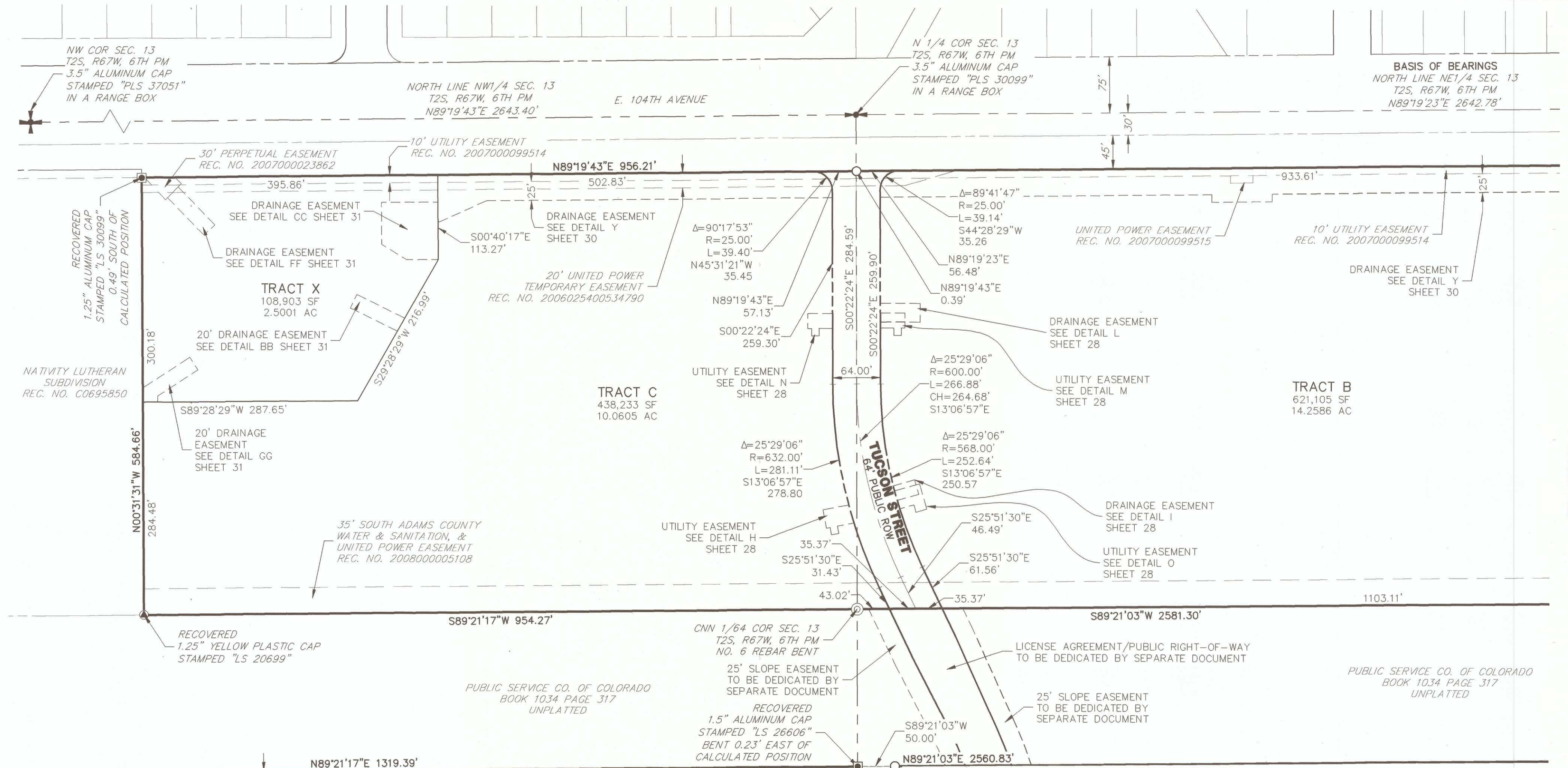
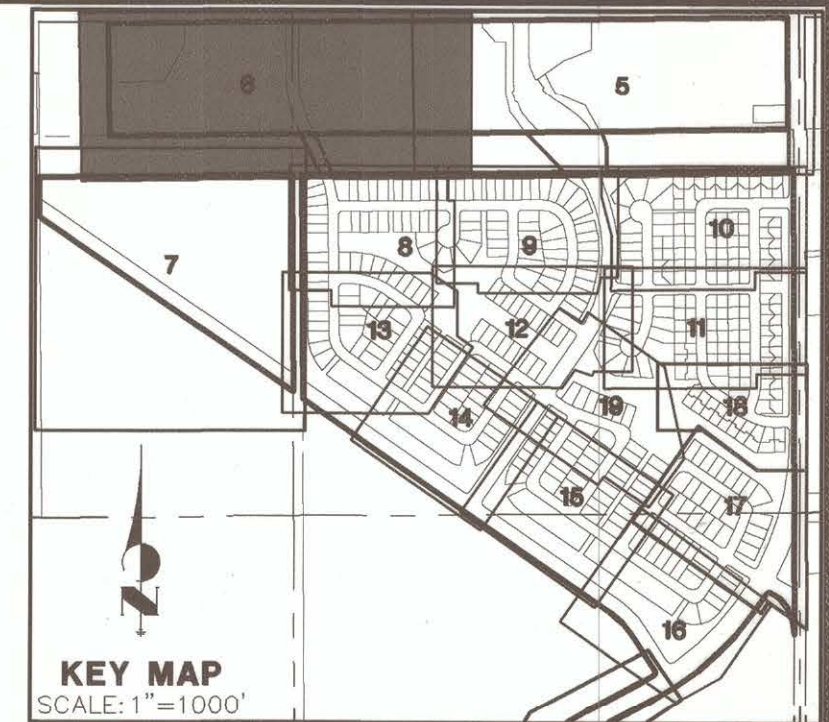
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- LEGEND**
- RECOVERED NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252
 - (R) RADIAL BEARING



REUNION RIDGE FILING NO. 1
LOCATED IN 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 32



LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
- U.E. UTILITY EASEMENT



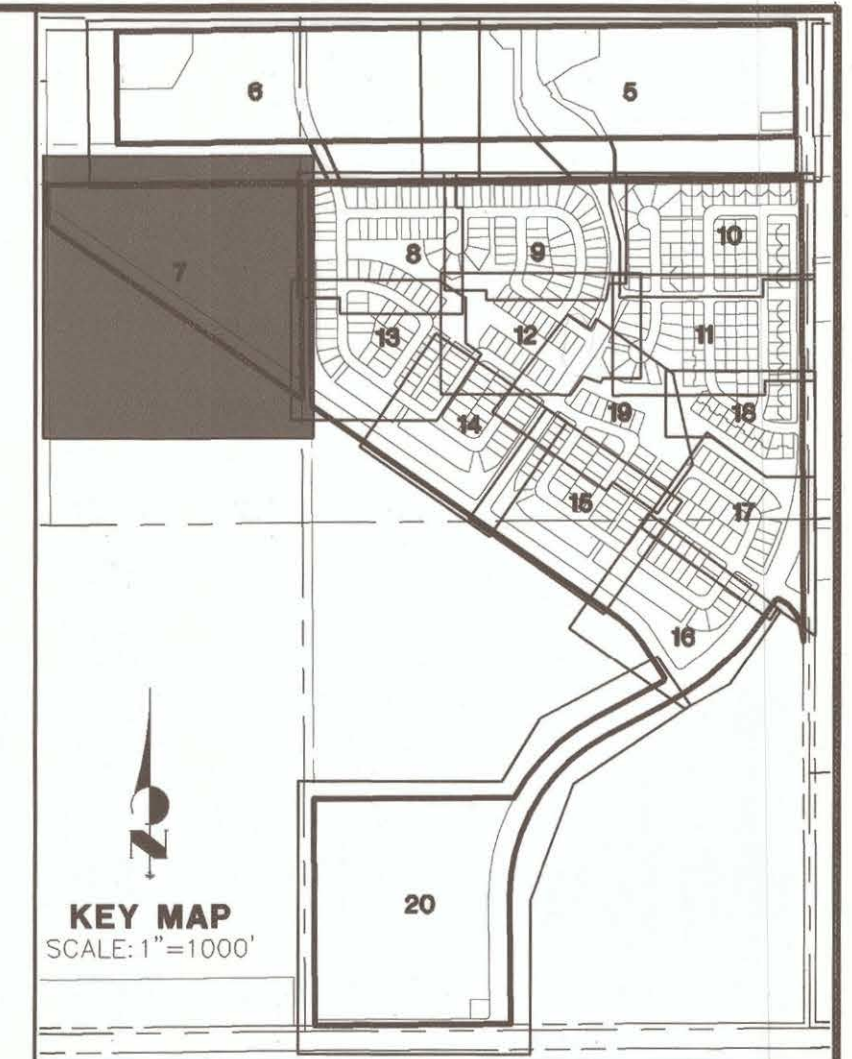
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 6 OF 32

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REUNION RIDGE FILING NO. 1

LOCATED IN 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 32

SEE SHEET 6



LEGEND

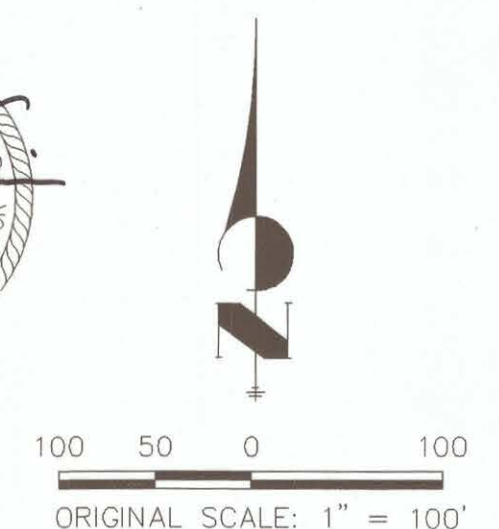
- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
- (R) RADIAL BEARING

LINE TABLE

LINE	BEARING	DISTANCE
L127	S60°29'54"E	14.13'

CURVE TABLE

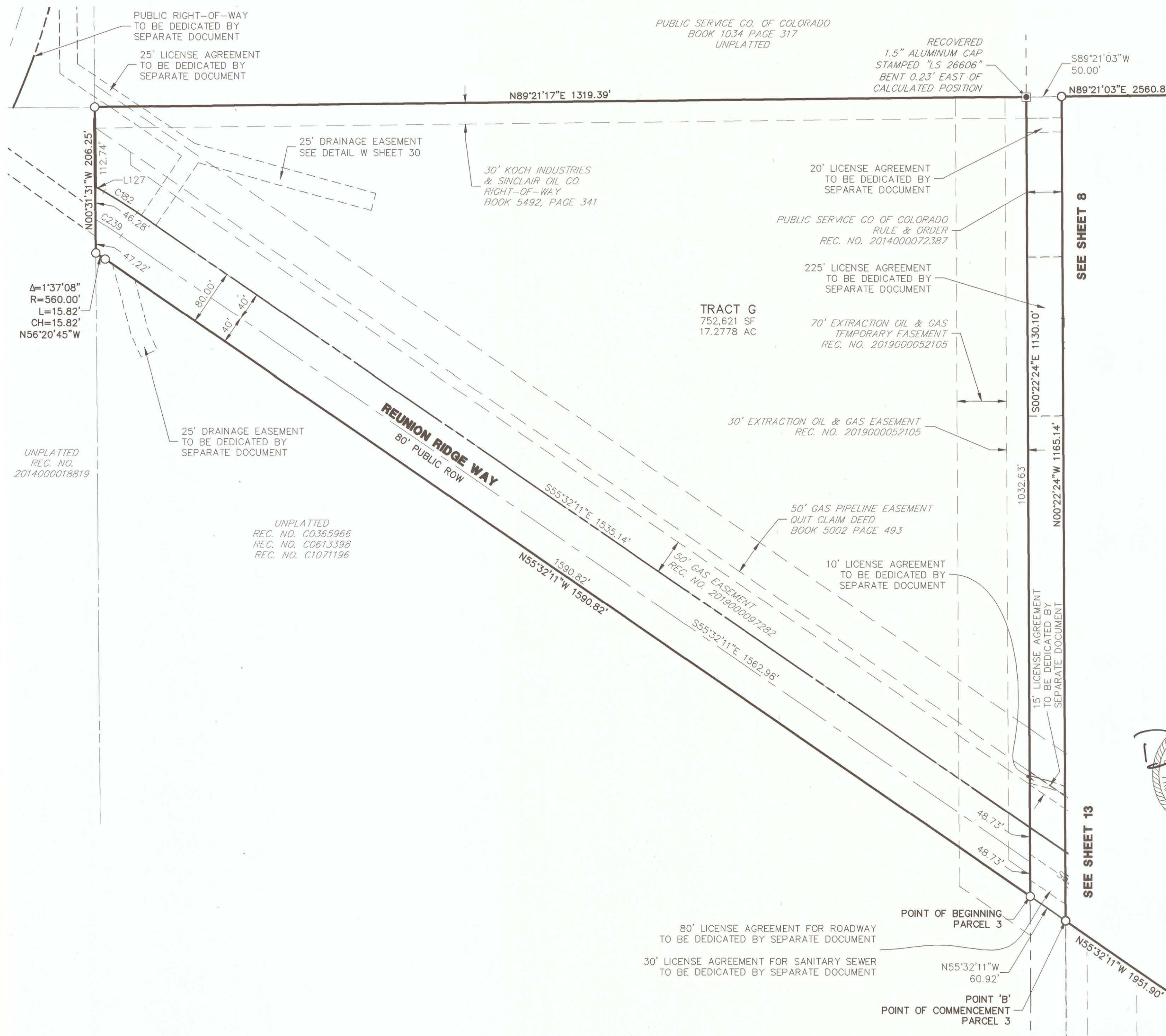
CURVE	DELTA	RADIUS	LENGTH	CHORD
C182	4°57'42"	640.00'	55.42'	N58°01'03"W 55.41'
C239	4°06'00"	600.00'	42.94'	N57°35'11"W 42.93'



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 7 OF 32

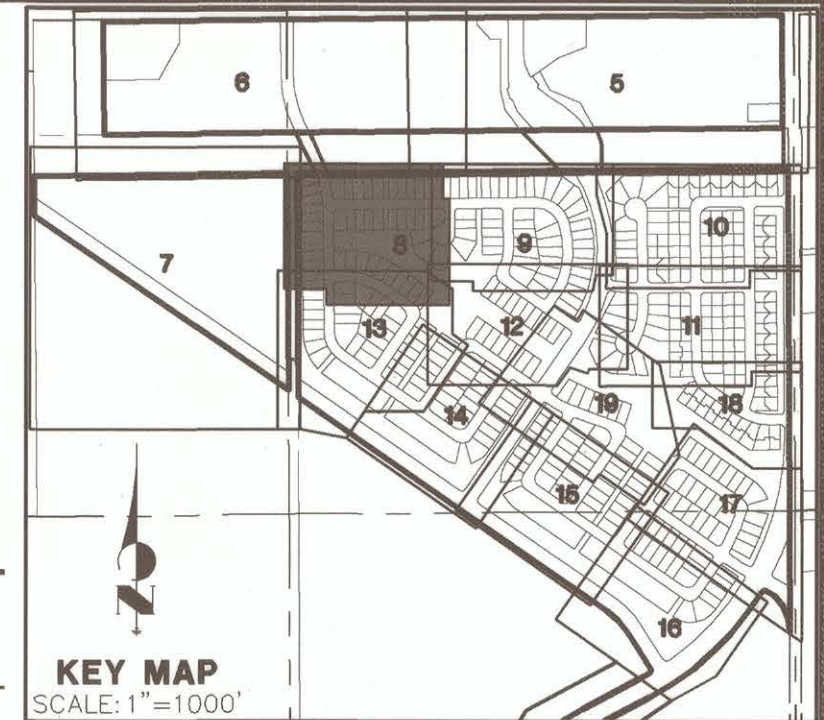
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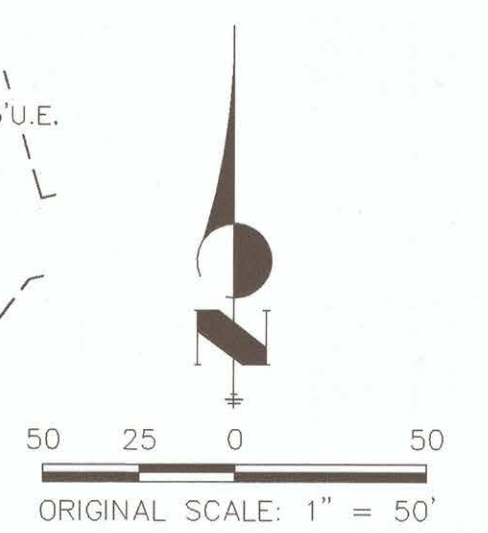
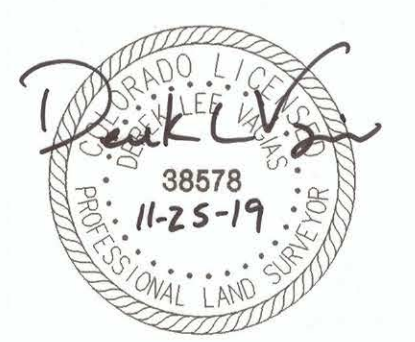
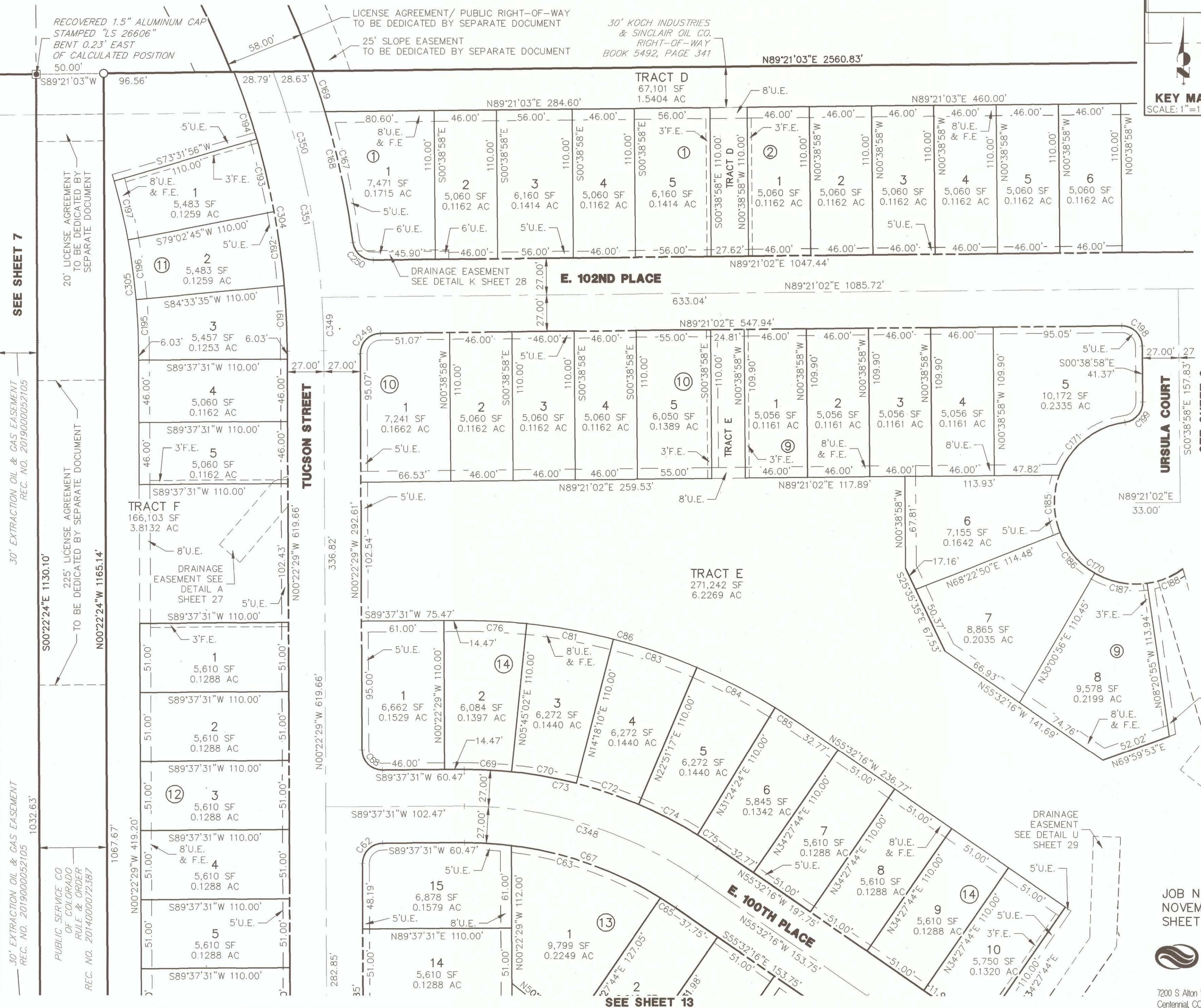
REUNION RIDGE FILING NO. 1
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 32

SEE SHEET 6



LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
- U.E. UTILITY EASEMENT
- F.E. FENCE EASEMENT
- (R.B.) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:** SEE SHEETS 21-23 FOR CURVE TABLES. SEE SHEET 23 FOR LINE TABLES.



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 8 OF 32

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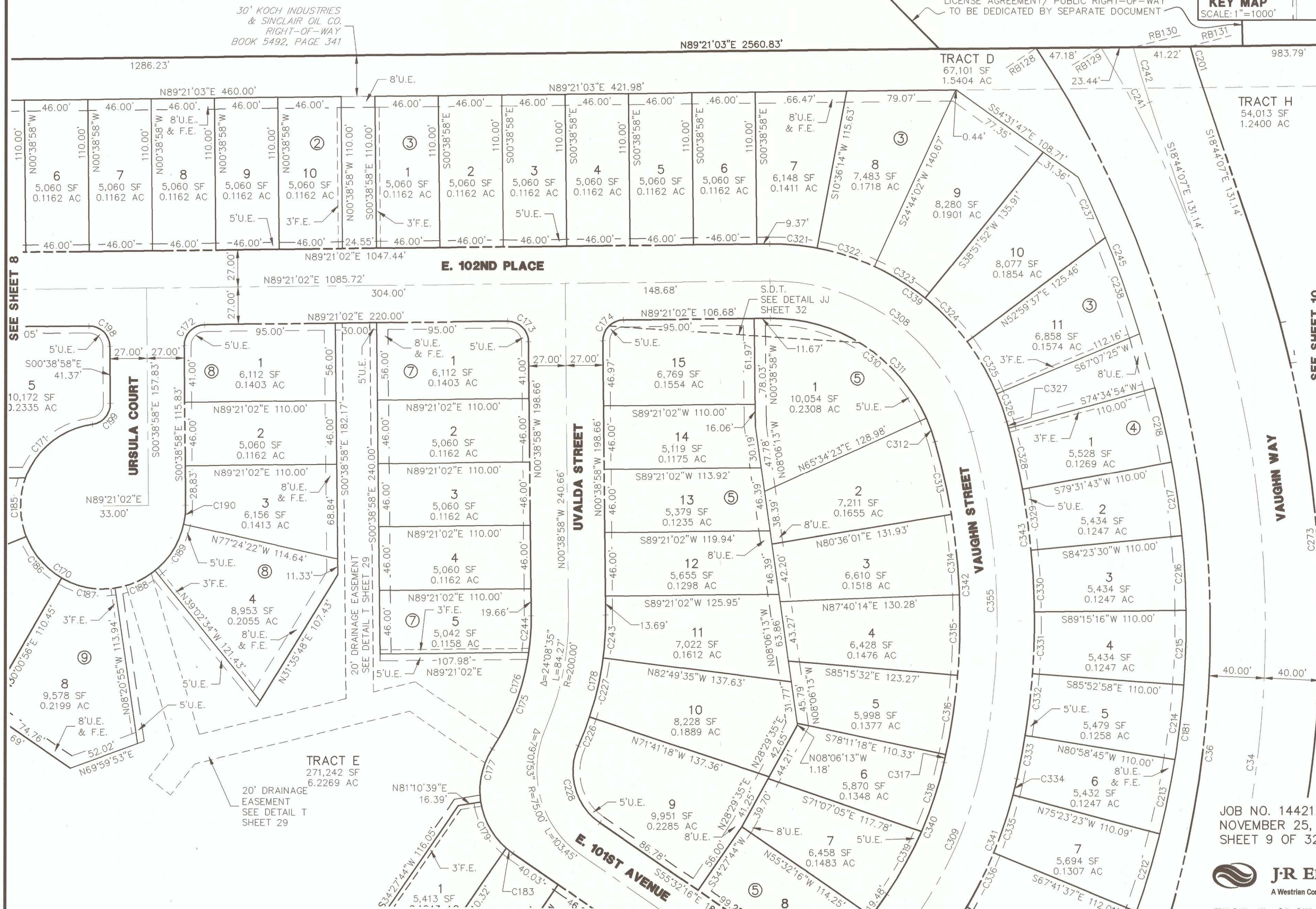
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LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 32

NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.

SEE SHEET 5

LICENSE AGREEMENT/ PUBLIC RIGHT-OF-WAY
TO BE DEDICATED BY SEPARATE DOCUMENT -

KEY MAP
SCALE: 1"=1000'



SEE SHEET 10

VAUGHN WAY



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 9 OF 32

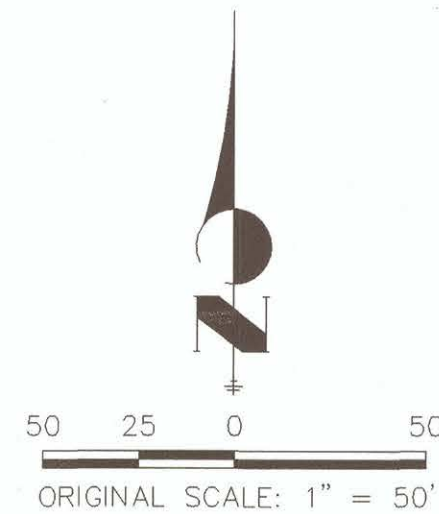


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SEE SHEET 12

REUNION RIDGE FILING NO. 1

LOCATED IN 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 32



LEGEND

- RECOVERED NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252
- U.E. UTILITY EASEMENT
- F.E. FENCE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE

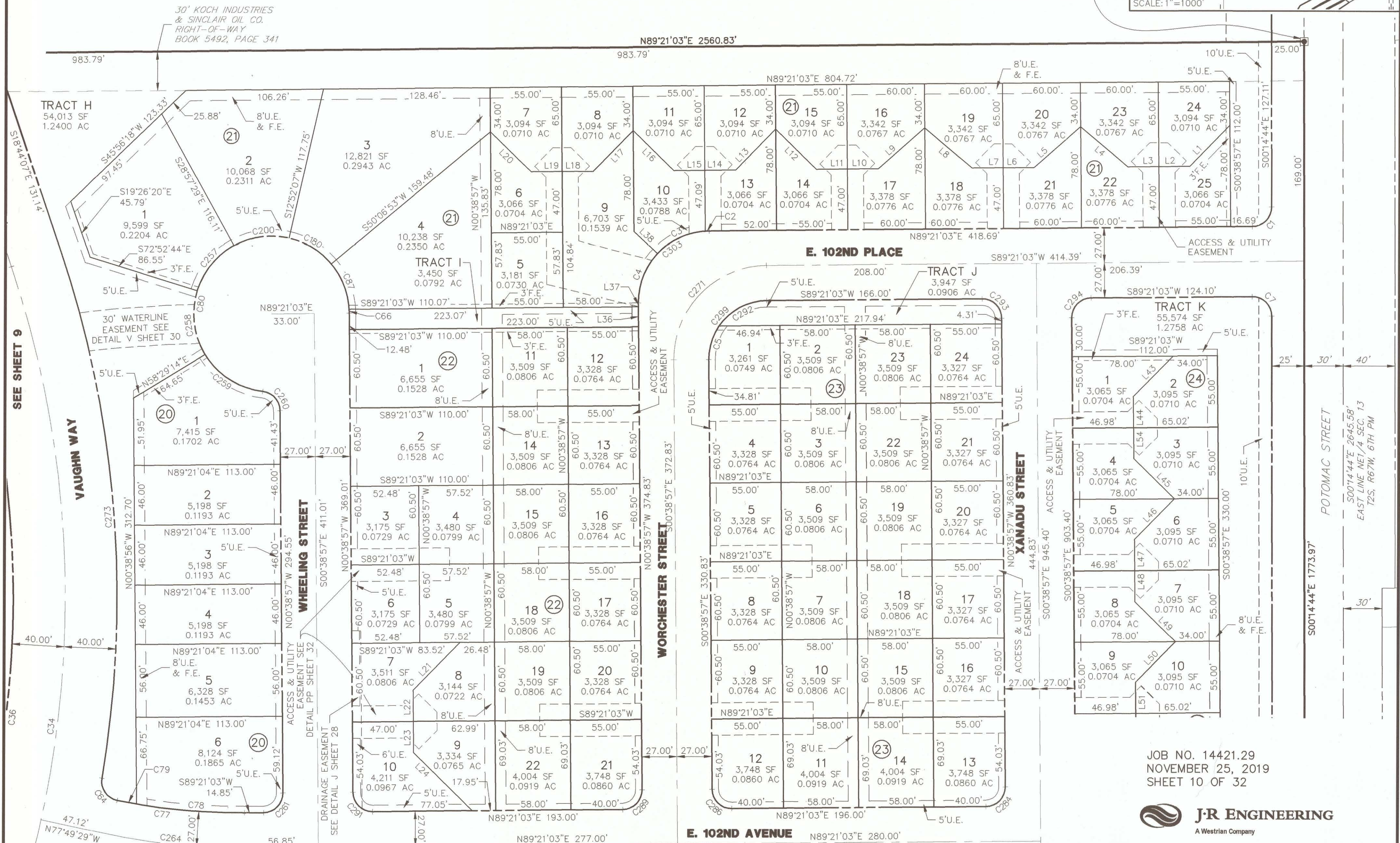
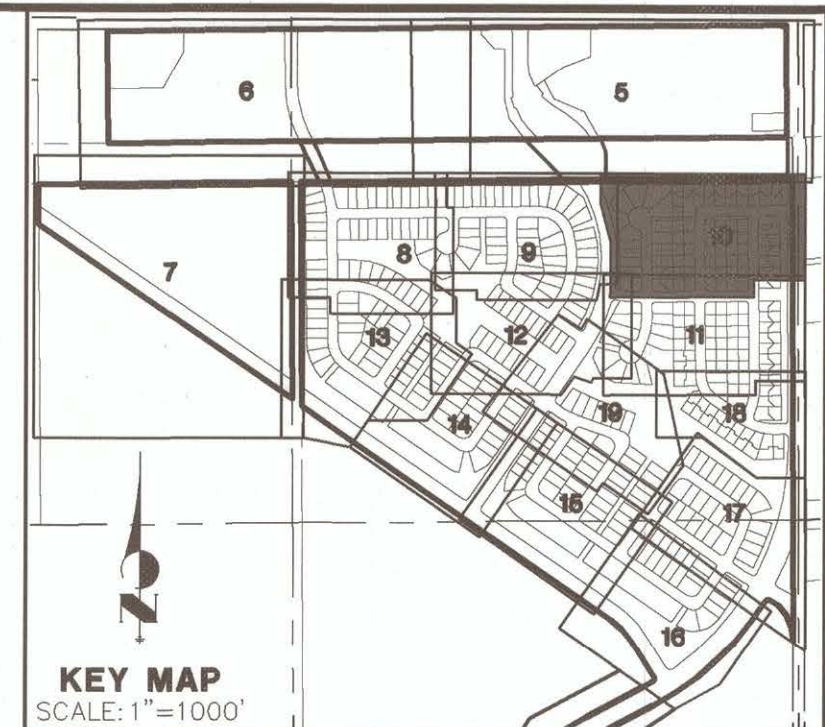
NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.
SEE SHEET 24 FOR EASEMENT DIMENSIONS.

SEE SHEET 5



POINT OF BEGINNING
PARCEL 2
1.5" ALUMINUM CAP STAMPED "LS 26606"
0.18' EAST OF CALCULATED POSITION

KEY MAP
SCALE: 1"=1000'



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 10 OF 32

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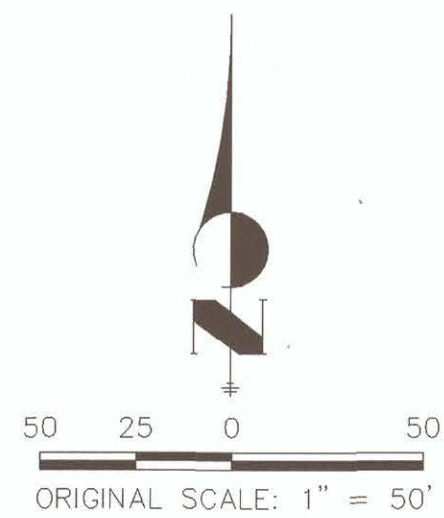
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SEE SHEET 11

REUNION RIDGE FILING NO. 1

LOCATED IN 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 32



LEGEND

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

U.E. UTILITY EASEMENT

F.E. FENCE EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:

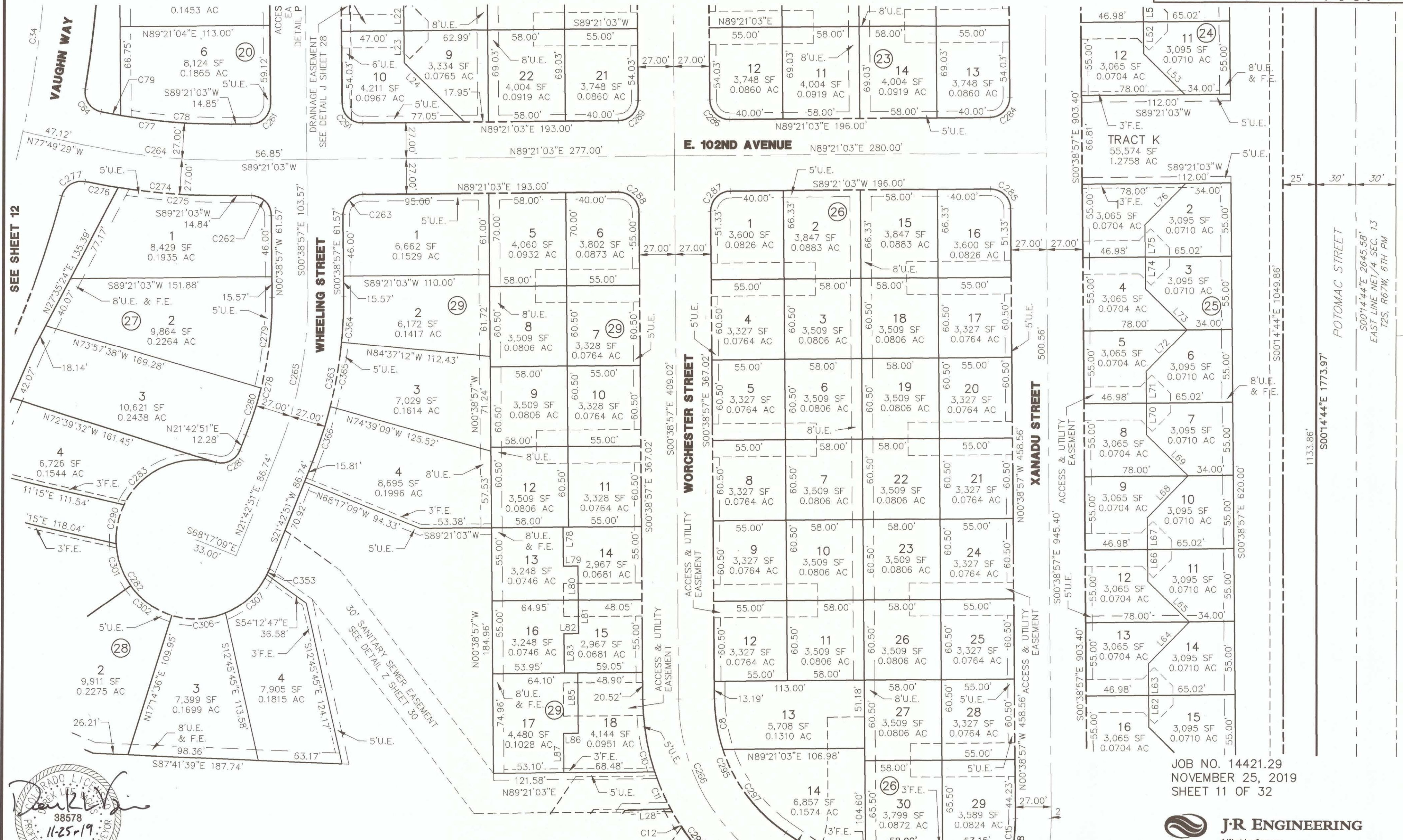
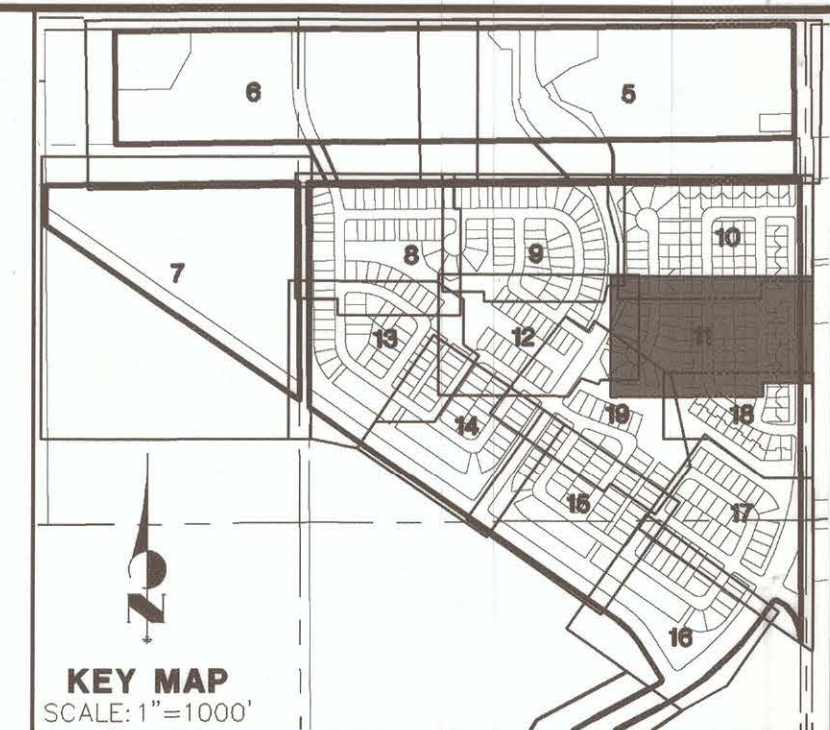
SEE SHEETS 21-23 FOR CURVE TABLES.

SEE SHEET 23 FOR LINE TABLES.

SEE SHEET 25 FOR EASEMENT DIMENSIONS.

SEE SHEET 10

KEY MAP
SCALE: 1"=1000'



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 11 OF 32

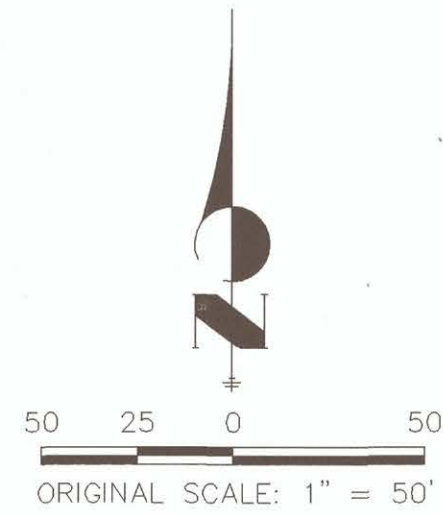
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SEE SHEET 18

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 32



LEGEND

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

U.E. UTILITY EASEMENT

F.E. FENCE EASEMENT

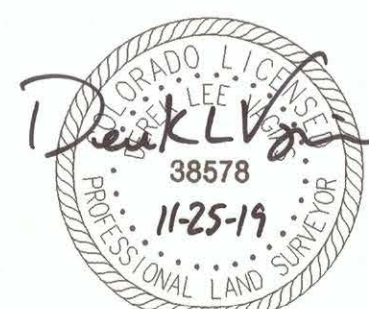
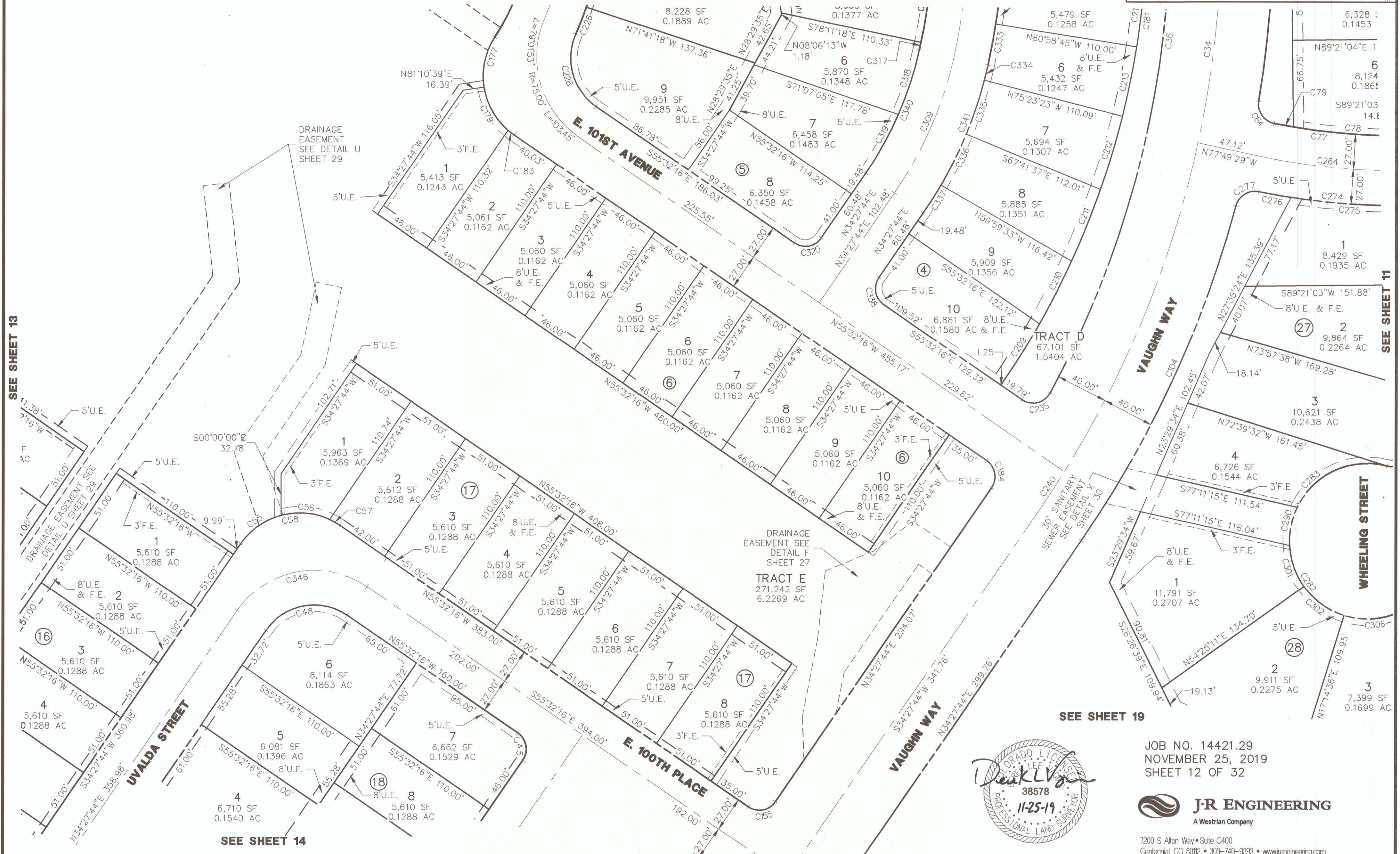
(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.

SEE SHEET 9

KEY MAP
SCALE: 1"=1000'



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 12 OF 32

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REUNION RIDGE FILING NO. 1

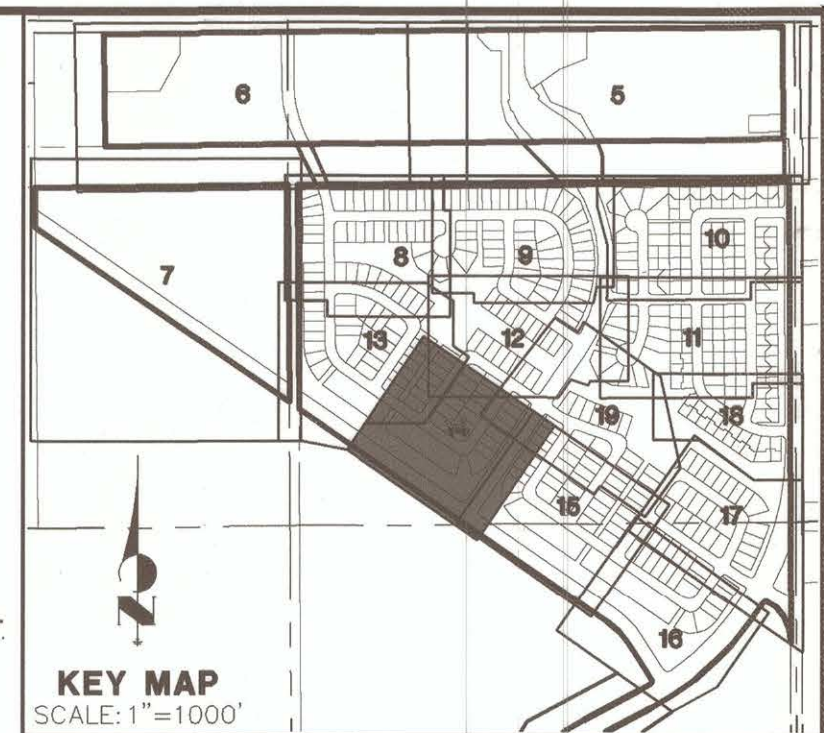
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 12

SHEET 14 OF 32

SEE SHEET 12

SEE SHEET 13



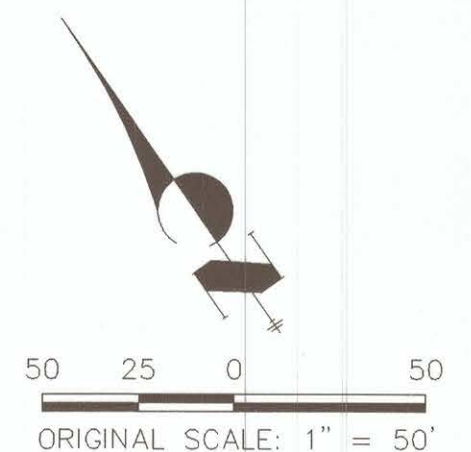
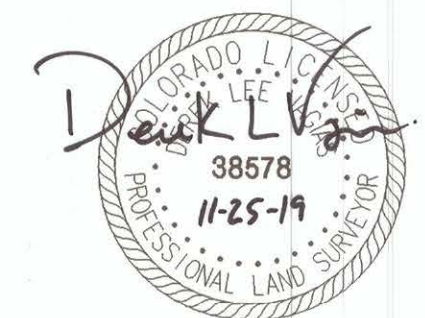
KEY MAP
SCALE: 1"=1000'

LEGEND

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

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

NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.

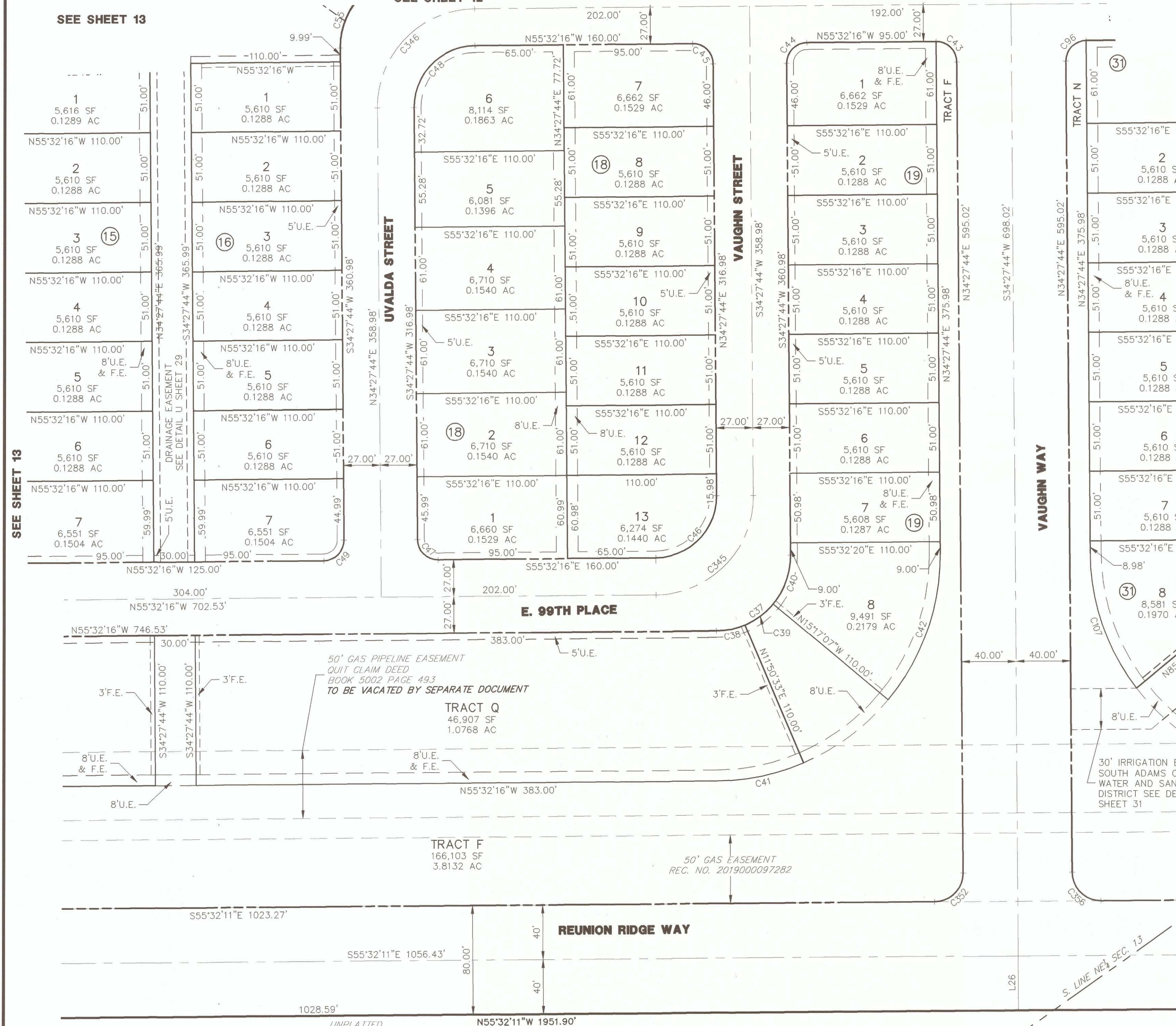


SEE SHEET 15

JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 14 OF 32

J-R ENGINEERING
A Westrian Company

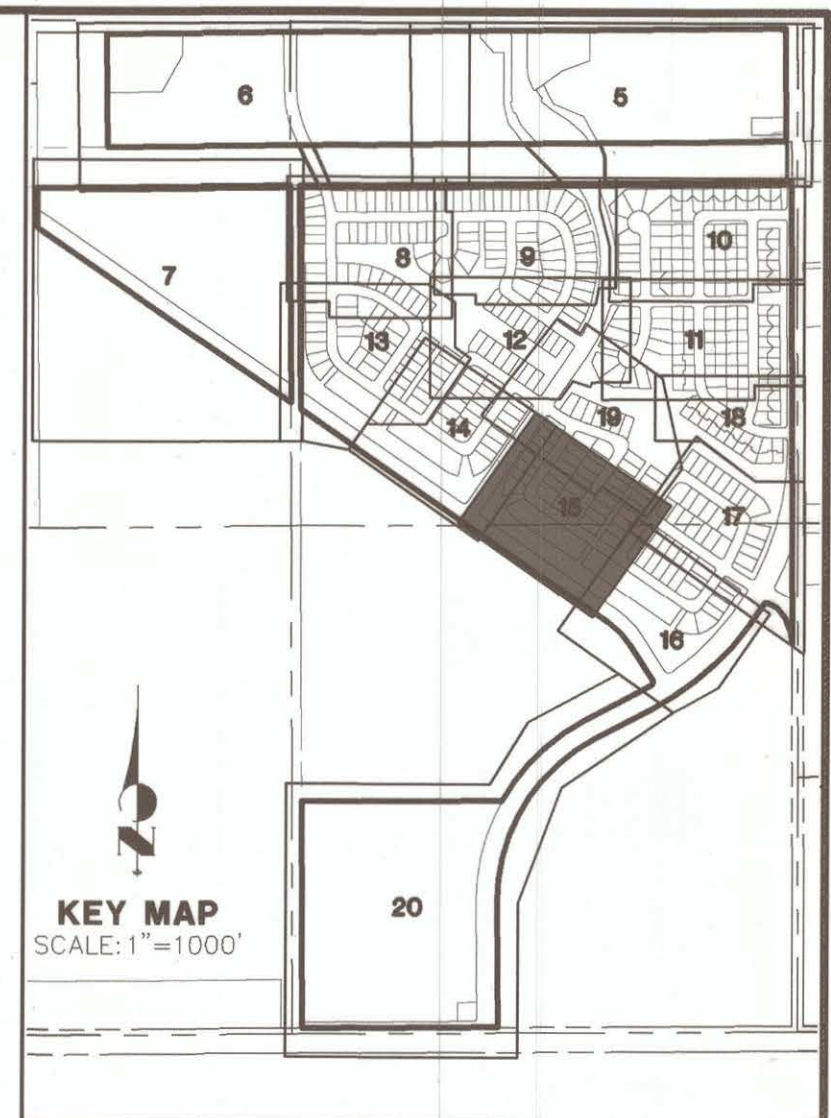
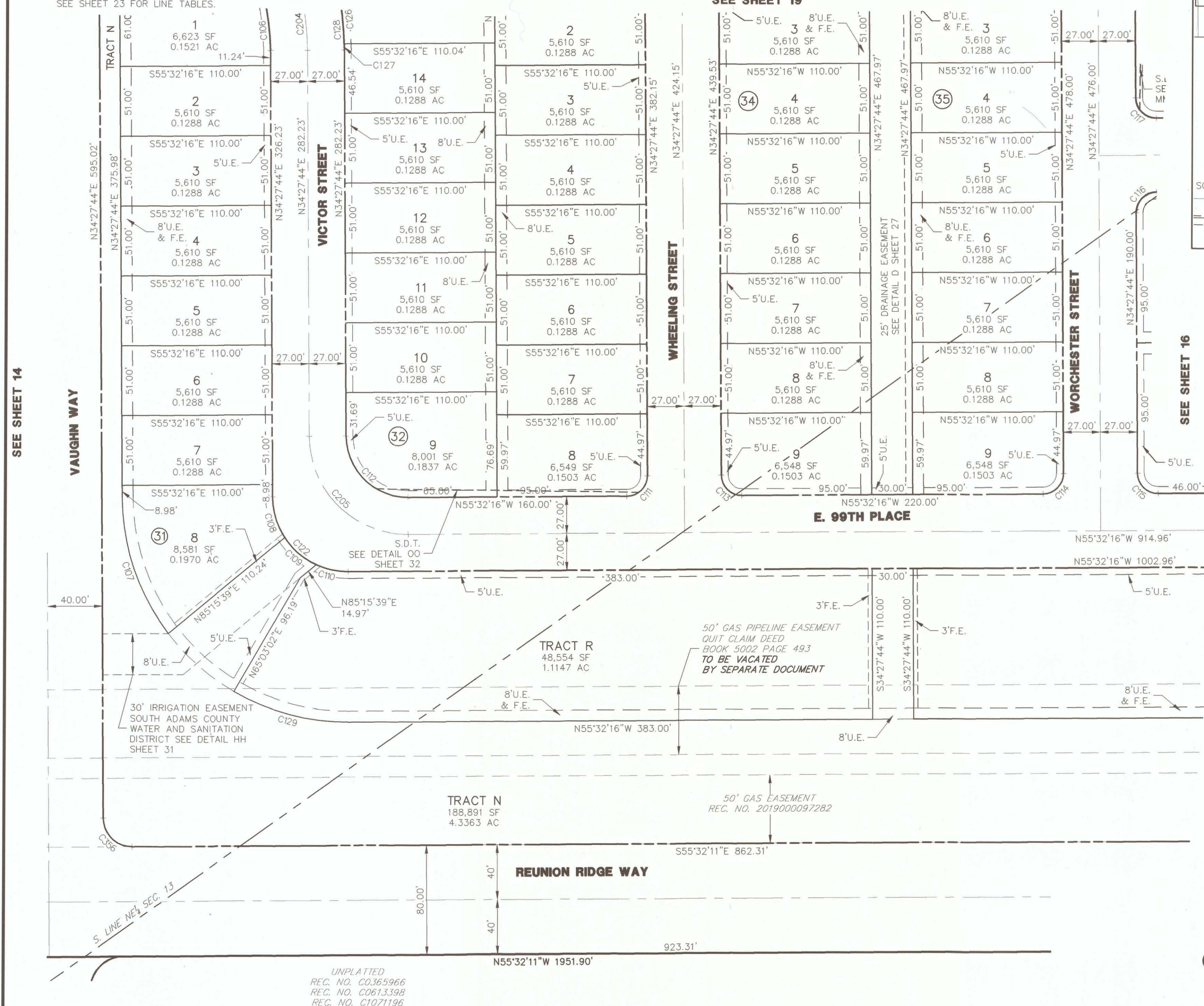
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UNPLATTED
REC. NO. C0365966
REC. NO. C0613398
REC. NO. C1071196

REUNION RIDGE FILING NO. 1
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 32

NOTE.
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.



KEY MAP
SCALE: 1"=1000'



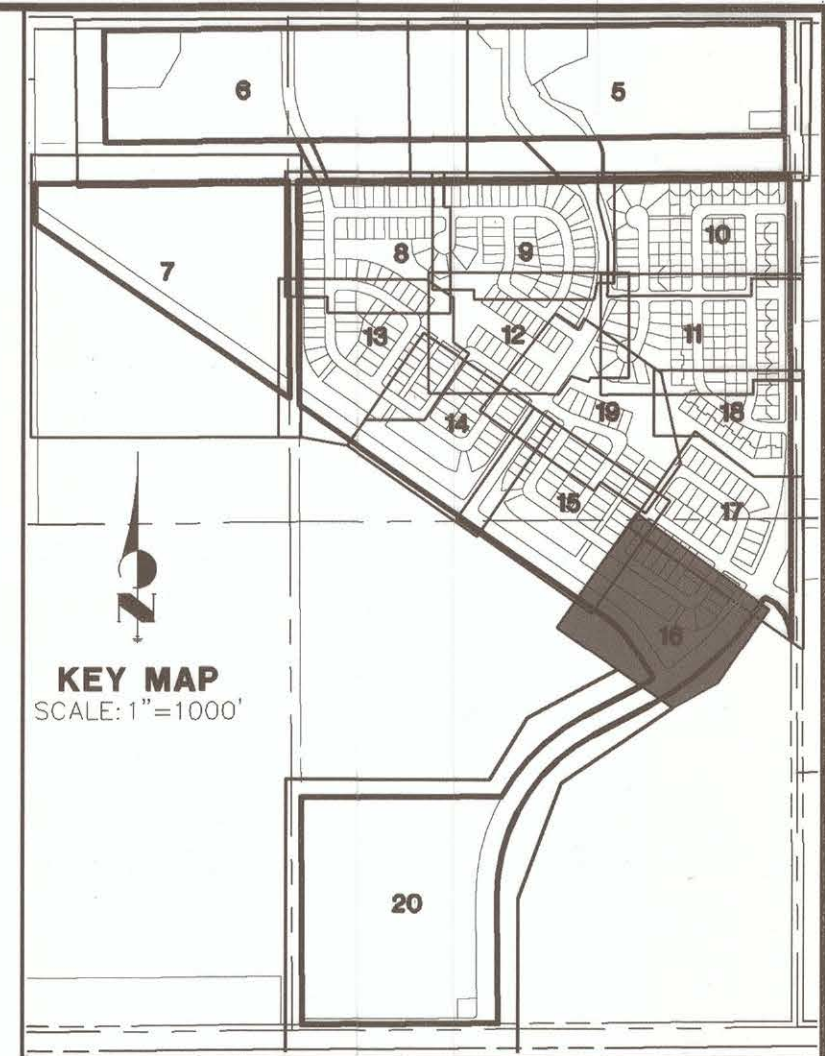
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 15 OF 32



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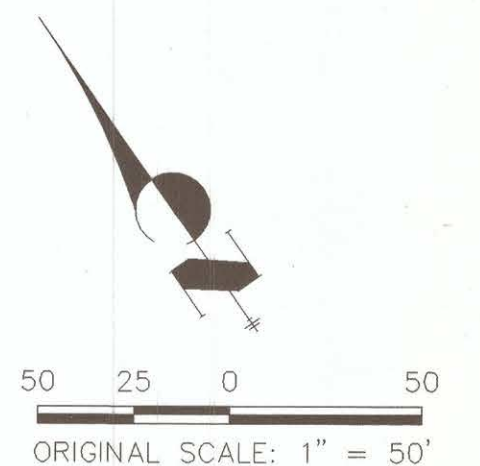
REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 32



LEGEND

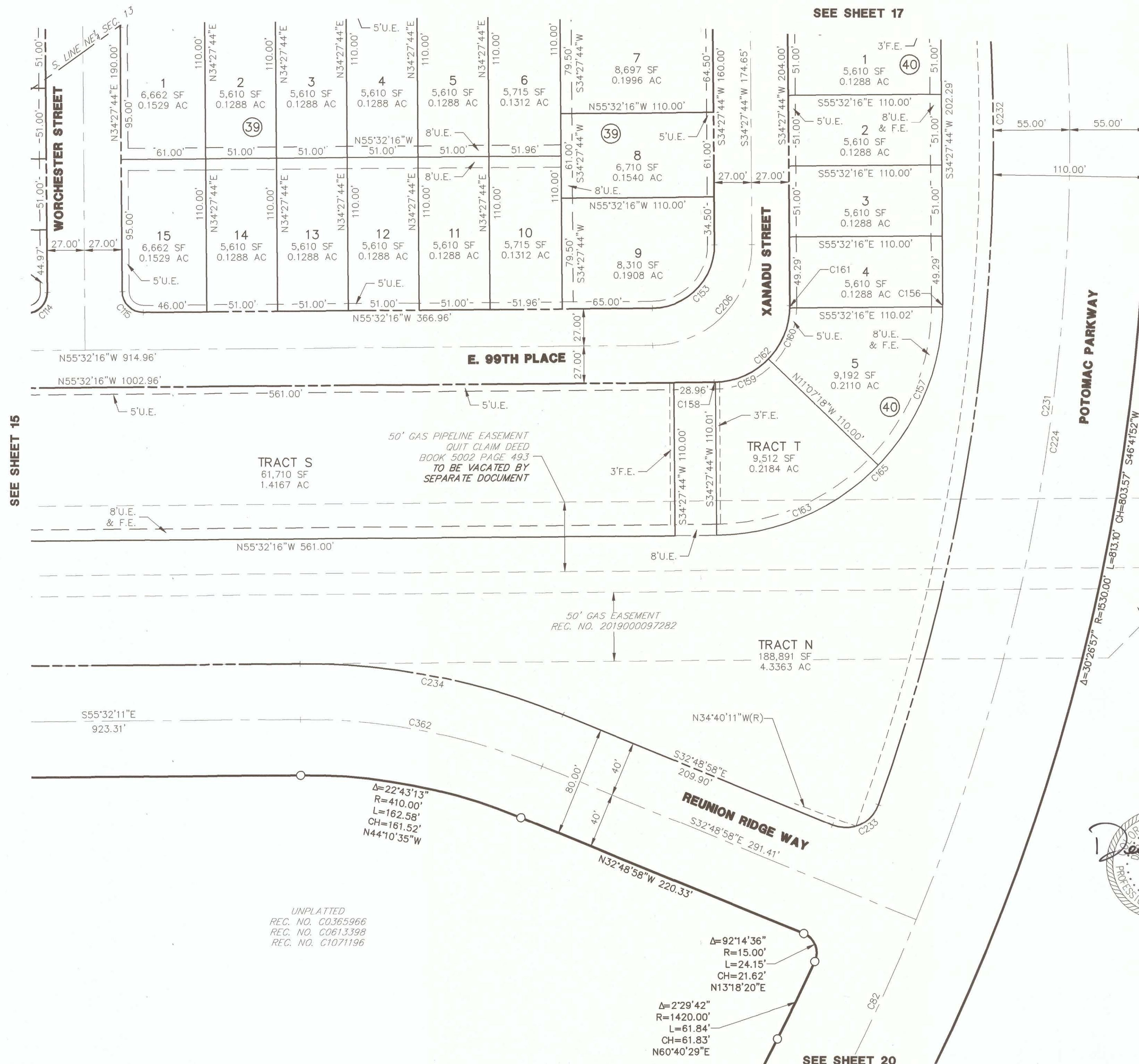
- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
- U.E. UTILITY EASEMENT
- F.E. FENCE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:** SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 16 OF 32

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SHEET 17 OF 32



RECOVERED NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252

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

NOTE.
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.

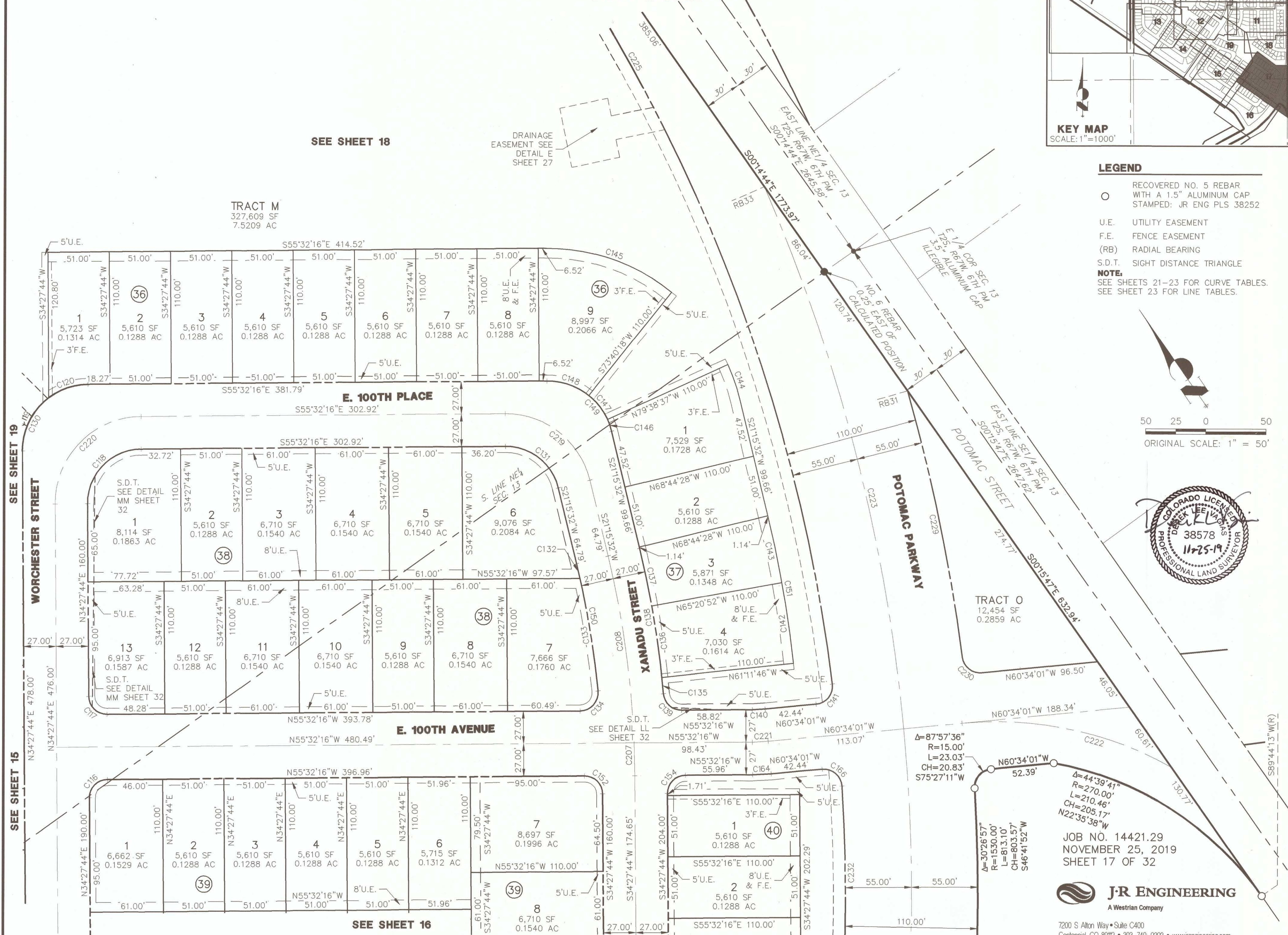


JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 17 OF 32

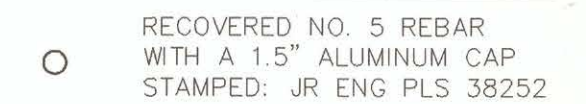


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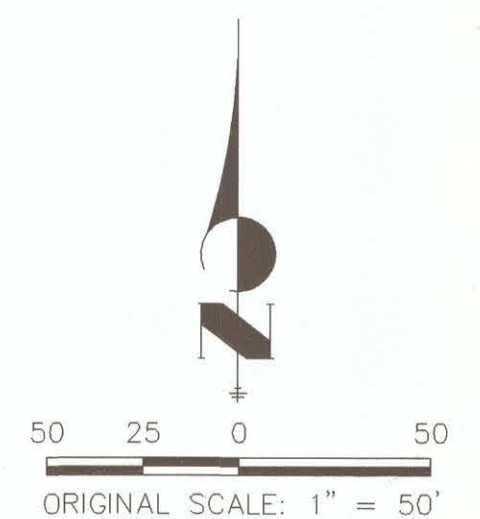
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**LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 32**

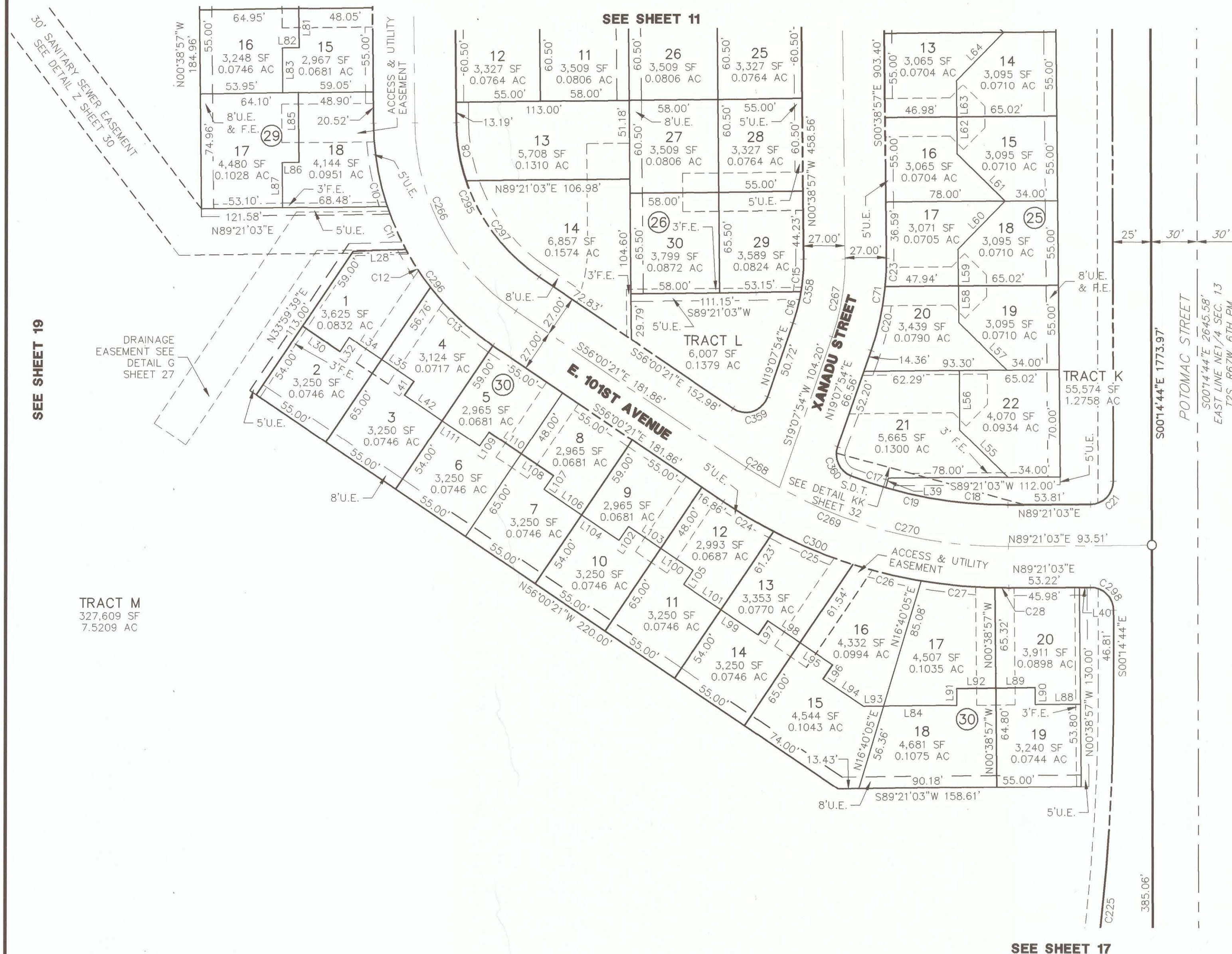


NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.
SEE SHEET 26 FOR EASEMENT DIMENSIONS.



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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 32

LEGEND

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

U.E. UTILITY EASEMENT

F.E. FENCE EASEMENT

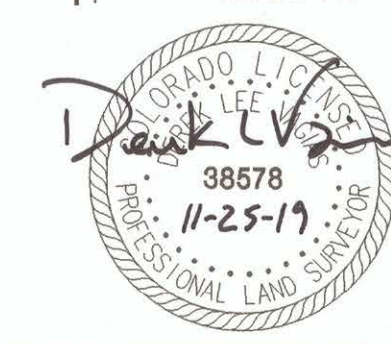
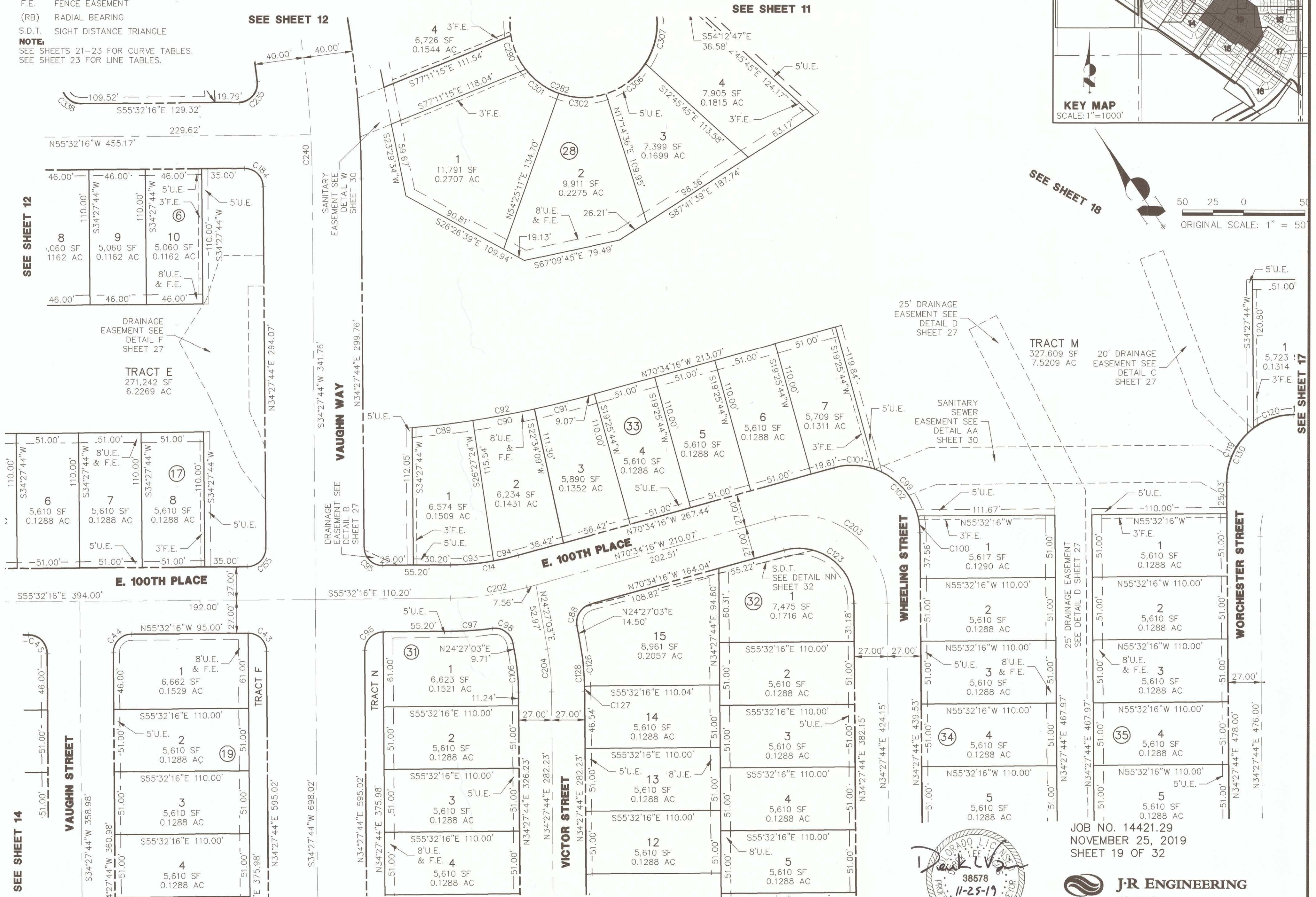
(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.

KEY MAP
SCALE: 1"=1000'

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



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 19 OF 32

J-R ENGINEERING
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REUNION RIDGE FILING NO. 1

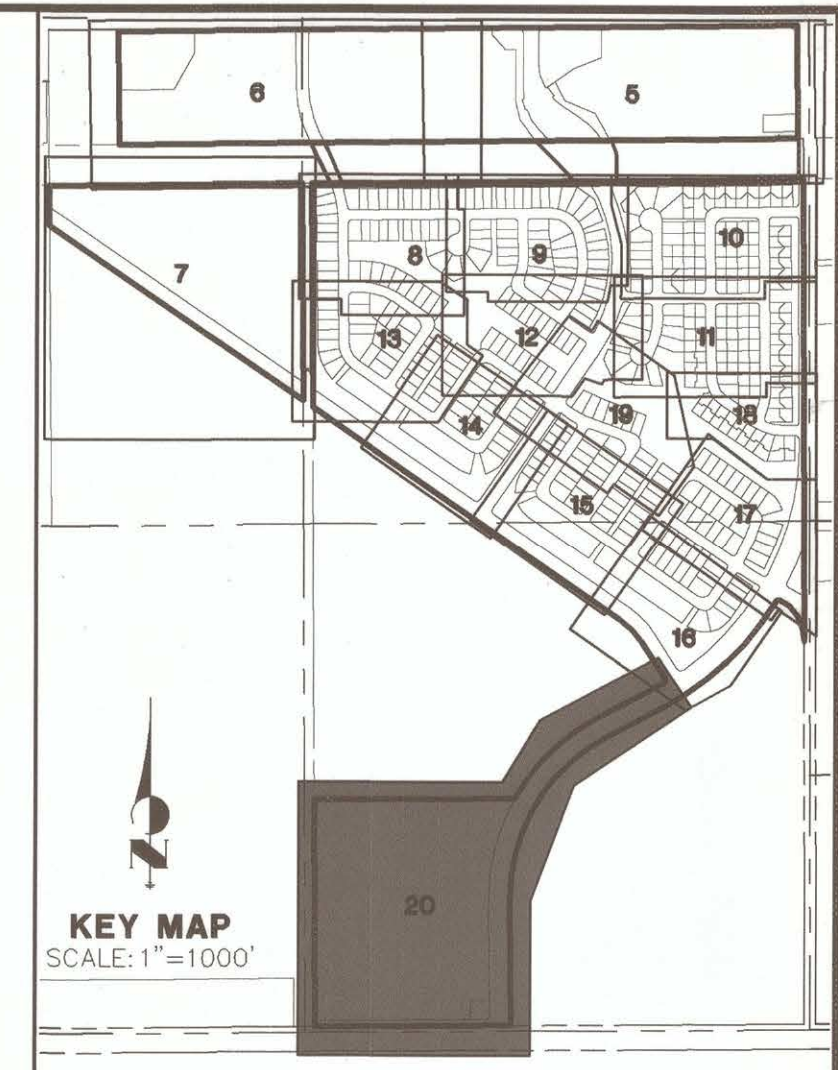
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 20 OF 32

UNPLATTED
REC. NO. C0365966
REC. NO. C0613398
REC. NO. C1071196

SE1/4
SEC. 13

SEE BELOW



LEGEND

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

(R) RADIAL BEARING

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C82	4°44'18"	1475.00'	121.99'	N59°33'11"E 121.95'
C103	90°00'00"	15.00'	23.56'	N44°30'50"E 21.21'

WEST LINE SE1/4 SEC. 13
T2S, R67W, 6TH PM
S00°22'24"E 2643.94'

PUBLIC SERVICE CO OF COLORADO
RULE & ORDER
REC. NO. 2014000072387

70' EXTRACTION OIL & GAS
TEMPORARY EASEMENT
REC. NO. 2019000052105

30' EXTRACTION OIL & GAS EASEMENT
REC. NO. 2019000052105

10' UTILITY EASEMENT

TRACT Y
1,055,458 SF
24.2300 AC

Δ=28°28'57"
R=1055.00'
L=542.87'
S14°15'18"W
536.90

Δ=32°55'33"
R=1055.00'
L=606.27'
CH=597.97'
N45°27'34"E
S30°43'05"W 1093.17

Δ=62°24'30"
R=945.00'
L=1029.33'
CH=979.19'
S30°43'05"W

SE1/4
SEC. 13

UNPLATTED
REC. NO. C0365966
REC. NO. C0613398
REC. NO. C1071196

POTOMAC PARKWAY
PUBLIC ROW
S00°29'10"E 655.82'

Δ=92°14'36"
R=15.00'
L=24.15'
CH=21.62'
N13°18'20"E

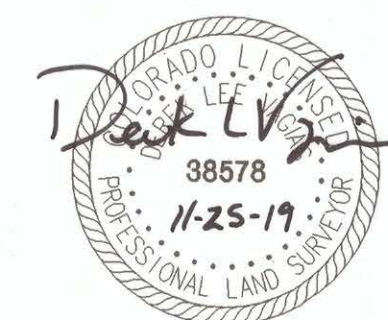
Δ=2°29'42"
R=1420.00'
L=61.84'
CH=61.83'
N60°40'29"E

SEE SHEET 16

SEE ABOVE

Δ=32°55'33"
R=1055.00'
L=606.27'
CH=597.97'
N45°27'34"E

Δ=62°24'30"
R=945.00'
L=1029.33'
CH=979.19'
S30°43'05"W



100 50 0 100
ORIGINAL SCALE: 1" = 100'

JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 20 OF 32

J.R. ENGINEERING
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S 1/4 COR SEC. 13
T2S, R67W, 6TH PM
3.25" ALUMINUM CAP
ILLEGIBLE
IN A RANGE BOX

S89°30'50"W 2631.74'
SOUTH LINE SE1/4 SEC. 13
T2S, R67W, 6TH PM

EAST 96TH AVENUE

R.O.W.
QUIT CLAIM DEED
REC. NO. 20070930000973120

SE COR SEC. 13
T2S, R67W, 6TH PM
3.25" ALUMINUM CAP
ILLEGIBLE
IN A RANGE BOX

REUNION RIDGE FILING NO. 1
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 32

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°35'47"	15.00'	23.46'	N44°33'09"E 21.14'
C2	3°07'36"	55.00'	3.00'	S87°47'14"W 3.00'
C3	43°23'38"	55.00'	41.66'	N64°31'37"E 40.67'
C4	43°28'45"	55.00'	41.74'	S21°05'25"W 40.74'
C5	34°49'08"	45.00'	27.35'	S16°45'37"W 26.93'
C6	11°18'11"	287.00'	56.62'	S06°01'35"E 56.53'
C7	90°24'13"	15.00'	23.67'	N45°26'51"W 21.29'
C8	17°59'35"	123.00'	38.63'	S09°38'45"E 38.47'
C9	14°34'15"	287.00'	72.99'	S18°57'48"E 72.79'
C10	17°54'39"	177.00'	55.33'	S09°36'17"E 55.11'
C11	9°51'00"	177.00'	30.43'	S23°29'06"E 30.39'
C12	9°29'32"	177.00'	29.32'	S33°09'22"E 29.29'
C13	18°06'13"	177.00'	55.93'	S46°57'15"E 55.69'
C14	15°02'01"	213.00'	55.89'	S63°03'16"E 55.73'
C15	9°57'28"	123.00'	21.38'	N04°19'47"E 21.35'
C16	9°49'24"	123.00'	21.09'	N14°13'12"E 21.06'
C17	5°02'48"	273.00'	24.05'	S71°08'57"E 24.04'
C18	16°58'36"	273.00'	80.89'	S82°09'39"E 80.59'
C19	22°01'24"	273.00'	104.94'	S79°38'15"E 104.29'
C20	13°48'38"	177.00'	42.66'	N12°13'35"E 42.56'
C21	89°35'47"	15.00'	23.46'	N44°33'09"E 21.14'
C22	42°37'11"	287.00'	213.49'	S21°41'05"E 208.60'
C23	5°58'13"	177.00'	18.44'	N02°20'09"E 18.44'
C24	6°41'50"	327.00'	38.22'	S59°21'16"E 38.20'
C25	9°51'03"	327.00'	56.22'	S67°37'43"E 56.15'
C26	8°02'22"	327.00'	45.88'	S76°34'25"E 45.85'
C27	8°28'33"	327.00'	48.37'	S84°49'53"E 48.33'
C28	1°34'48"	327.00'	9.02'	S89°51'33"E 9.02'
C29	11°18'11"	177.00'	34.92'	S06°01'35"E 34.86'
C30	14°34'15"	177.00'	45.01'	S18°57'48"E 44.89'
C31	12°59'15"	177.00'	40.12'	S32°44'33"E 40.04'
C32	9°45'30"	177.00'	30.15'	S44°06'55"E 30.11'
C33	55°09'47"	177.00'	170.41'	S27°57'22"E 163.91'
C34	63°37'08"	800.00'	888.29'	N00°03'05"E 843.35'
C35	6°32'35"	177.00'	20.21'	S52°15'58"E 20.20'
C36	62°01'28"	760.00'	822.72'	N02°35'01"W 783.14'
C37	90°00'00"	55.00'	86.39'	N79°27'44"E 77.78'
C38	22°37'10"	55.00'	21.71'	S66°50'50"E 21.57'
C39	27°07'40"	55.00'	26.04'	N88°16'45"E 25.80'
C40	40°15'10"	55.00'	38.64'	N54°35'19"E 37.85'
C41	22°37'11"	165.00'	65.14'	S66°50'51"E 64.72'
C42	40°15'09"	165.00'	115.92'	N54°35'19"E 113.55'
C43	90°00'00"	15.00'	23.56'	N10°32'16"W 21.21'
C44	90°00'00"	15.00'	23.56'	S79°27'44"W 21.21'
C45	90°00'00"	15.00'	23.56'	N10°32'16"W 21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C46	90°00'00"	45.00'	70.69'	N79°27'44"E 63.64'
C47	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C48	90°00'00"	45.00'	70.69'	S79°27'44"W 63.64'
C49	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C50	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C51	90°00'00"	55.00'	86.39'	N10°32'16"W 77.78'
C52	12°50'23"	55.00'	12.33'	N28°02'33"E 12.30'
C53	41°48'21"	55.00'	40.13'	N00°43'11"E 39.25'
C54	35°21'16"	55.00'	33.94'	N37°51'38"W 33.40'
C55	40°32'55"	55.00'	38.92'	S54°44'12"W 38.12'
C56	40°02'00"	55.00'	38.43'	N84°58'21"W 37.65'
C57	9°25'05"	55.00'	9.04'	N60°14'48"W 9.03'
C58	90°00'00"	55.00'	86.39'	S79°27'44"W 77.78'
C59	90°00'00"	45.00'	70.69'	N10°32'16"W 63.64'
C60	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C61	55°09'47"	123.00'	118.42'	S27°57'22"E 113.90'
C62	90°00'00"	15.00'	23.56'	S44°37'31"W 21.21'
C63	24°47'17"	273.00'	118.11'	N70°42'51"W 117.19'
C64	88°02'14"	15.00'	23.05'	S34°39'45"E 20.85'
C65	2°46'57"	273.00'	13.26'	N56°55'44"W 13.26'
C66	2°51'27"	60.00'	2.99'	N02°04'41"W 2.99'
C67	34°50'13"	273.00'	165.99'	N72°57'22"W 163.44'
C68	89°59'59"	15.00'	23.56'	S45°22'29"E 21.21'
C69	6°07'31"	327.00'	34.96'	N87°18'43"W 34.94'
C70	8°33'07"	327.00'	48.81'	N79°58'24"W 48.76'
C71	19°46'51"	177.00'	61.11'	N09°14'28"E 60.80'
C72	8°33'07"	327.00'	48.81'	N71°25'17"W 48.76'
C73	34°50'13"	327.00'	198.82'	N72°57'22"W 195.77'
C74	8°33'07"	327.00'	48.81'	N62°52'09"W 48.76'
C75	3°03'20"	327.00'	17.44'	N57°03'56"W 17.44'
C76	6°07'31"	437.00'	46.72'	N87°18'43"W 46.70'
C77	11°58'05"	473.00'	98.80'	S84°39'55"E 98.62'
C78	10°07'32"	473.00'	83.59'	S85°35'11"E 83.48'
C79	1°50'33"	473.00'	15.21'	S79°36'09"E 15.21'
C80	263°06'28"	60.00'	275.53'	S47°47'49"W 89.80'
C81	8°33'07"	437.00'	65.23'	N79°58'24"W 65.17'
C82	4°44'18"	1475.00'	121.99'	N59°33'11"E 121.95'
C83	8°33'07"	437.00'	65.23'	N71°25'17"W 65.17'
C84	8°33'07"	437.00'	65.23'	N62°52'09"W 65.17'
C85	3°03'20"	437.00'	23.31'	N57°03'56"W 23.30'
C86	34°50'13"	437.00'	265.71'	N72°57'22"W 261.63'
C87	36°22'43"	60.00'	38.10'	N21°41'46"W 37.46'
C88	84°58'41"	15.00'	22.25'	S66°56'23"W 20.26'
C89	3°46'24"	753.00'	49.59'	S61°39'24"E 49.58'
C90	3°53'16"	753.00'	51.09'	S65°29'14"E 51.08'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C91	3°08'25"	753.00'	41.27'	S69°00'04"E 41.27'
C92	10°48'04"	753.00'	141.95'	S65°10'14"E 141.74'
C93	9°30'38"	213.00'	35.36'	S60°17'35"E 35.32'
C94	5°31'23"	213.00'	20.53'	S67°48'35"E 20.52'
C95	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C96	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C97	7°16'31"	267.00'	33.90'	S59°10'31"E 33.88'
C98	87°15'50"	15.00'	22.85'	S19°10'52"E 20.70'
C99	56°04'43"	55.00'	53.83'	N07°43'31"W 51.71'
C100	14°08'54"	55.00'	13.58'	N27°23'17"E 13.55'
C101	34°48'23"	55.00'	33.41'	N53°10'05"W 32.90'
C102	105°02'01"	55.00'	100.82'	N18°03'16"W 87.29'
C103	90°00'00"	15.00'	23.56'	N44°30'50"E 21.21'
C104	19°28'28"	840.00'	285.51'	N24°43'30"E 284.14'
C105	27°49'22"	272.00'	132.08'	S14°17'02"E 130.79'
C106	10°00'41"	173.00'	30.23'	N29°27'24"E 30.19'
C107	37°02'17"	165.00'	106.66'	S15°56'36"W 104.81'
C108	32°41'56"	55.00'	31.39'	S18°06'46"W 30.96'
C109	32°06'37"	55.00'	30.82'	S14°17'30"E 30.42'
C110	25°11'27"	55.00'	24.18'	S42°56'32"E 23.99'
C111	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C112	90°00'00"	45.00'	70.69'	S10°32'16"E 63.64'
C113	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C114	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C115	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C116	90°00'00"	15.00'	23.56'	S79°27'44"W 21.21'
C117	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C118	90°00'00"	45.00'	70.69'	S79°27'44"W 63.64'
C119	53°28'44"	55.00'	51.34'	S61°12'07"W 49.49'
C120	36°31'16"	55.00'	35.06'	N73°47'53"W 34.47'
C121	97°55'09"	10.00'	17.09'	S77°09'18"E 15.08'
C122	90°00'00"	55.00'	86.39'	S10°32'16"E 77.78'
C123	105°02'01"	45.00'	82.49'	N18°03'16"W 71.42'
C124	98°19'04"	10.00'	17.16'	S04°43'35"W 15.13'
C125	13°34'22"	272.00'	64.43'	S51°13'08"E 64.28'
C126	8°53'07"	227.00'	35.20'	N28°53'36"E 35.17'
C127	1°07'35"	227.00'	4.46'	N33°53'57"E 4.46'
C128	10°00'41"	227.00'	39.66'	N29°27'24"E 39.61'
C129	30°35'17"	165.00'	88.09'	S40°14'37"E 87.05'
C130	90°00'00"	55.00'	86.39'	S79°27'44"W 77.78'
C131	76°47'48"	45.00'	60.32'	N17°08'22"W 55.90'
C132	0°55'39"	773.00'	12.51'	N21°43'22"E 12.51'
C133	7°01'34"	773.00'	94.79'	N25°41'58"E 94.73'
C134	95°14'59"	15.00'	24.94'	N76°50'15"E 22.16'
C135	0°56'01"	827.00'	13.47'	N29°16'15"E 13.47'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C136	4°09'06"	827.00'	59.93'	N26°43'41"E 59.91'
C137	3°23'36"	827.00'	48.98'	N22°57'20"E 48.97'
C138	8°28'43"	827.00'	122.38'	N25°29'54"E 122.27'
C139	85°16'31"	15.00'	22.33'	S12°54'00"E 20.32'
C140	5°01'45"	123.00'	10.80'	S58°03'08"E 10.79'
C141	91°42'47"	15.00'	24.01'	N73°34'36"E 21.53'
C142	4°09'06"	937.00'	67.90'	N26°43'41"E 67.88'
C143	3°23'36"	937.00'	55.49'	N22°57'20"E 55.48'
C144	10°54'10"	165.00'	31.40'	N15°48'27"E 31.35'
C145	39°12'33"	165.00'	112.91'	N35°55'59"W 110.72'
C146	10°54'10"	55.00'	10.47'	N15°48'27"E 10.45'
C147	26°41'05"	55.00'	25.62'	N02°59'10"W 25.38'
C148	39°12'33"	55.00'	37.64'	N35°55'59"W 36.91'
C149	76°47'48"	55.00'	73.72'	N17°08'22"W 68.32'
C150	7°57'13"	773.00'	107.31'	N25°14'09"E 107.22'
C151	7°32'42"	937.00'	123.39'	N25°01'53"E 123.30'
C152	90°00'00"	15.00'	23.56'	N10°32'16"W 21.21'
C153	90°00'00"	45.00'	70.69'	N79°27'44"E 63.64'
C154	90°00'00"	15.00'	23.56'	S79°27'44"W 21.21'
C155	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C156	0°35'36"	165.00'	1.71'	N34°45'32"E 1.71'
C157	43°49'22"	165.00'	126.20'	N56°58'01"E 123.15'
C158	1°05'09"	55.00'	1.04'	S56°04'50"E 1.04'
C159	44°29'53"	55.00'	42.72'	S78°52'21"E 41.65'
C160	42°38'09"	55.00'	40.93'	N57°33'38"E 39.99'
C161	1°46'49"	55.00'	1.71'	N35°21'09"E 1.71'
C162	90°00'00"	55.00'	86.39'	N79°27'44"E 77.78'
C163	45°13'19"	165.00'	130.23'	S78°30'38"E 126.88'
C164	5°01'45"	177.00'	15.54'	S58°03'08"E 15.53'
C165	89°38'17"	165.00'	258.14'	N79°16'53"E 232.61'
C166	91°42'47"	15.00'	24.01'	N14°42'38"W 21.53'
C167	9°02'31"	627.00'	98.95'	N12°12'48"W 98.85'
C168	11°55'02"	627.00'	130.41'	N13°39'03"W 130.18'
C169	2°52'30"	627.00'	31.46'	N18°10'19"W 31.46'
C170	263°06'28"	60.00'	275.53'	S49°05'43"E 89.80'
C171	62°41'44"	60.00'	65.65'	S51°06'39"W 62.43'
C172	90°00'00"	15.00'	23.56'	S44°21'02"W 21.21'
C173	90°00'00"	15.00'	23.56'	N45°38'58"W 21.21'
C174	90°00'00"	15.00'	23.56'	S44°21'02"W 21.21'
C175	33°46'24"	173.00'	101.98'	N16°14'15"E 100.51'
C176	25°00'58"	173.00'	75.53'	N20°36'58"E 74.94'
C177	88°39'43"	55.00'	85.11'	S11°12'24"E 76.87'
C178	24°39'50"	227.00'	97.72'	N11°40'57"E 96.96'
C179	40°29'02"	55.00'	38.86'	S29°03'52"E 38.06'
C180	37°15'20"	60.00'	39.01'	N58°30'47"W 38.33'



REUNION RIDGE FILING NO. 1
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 32

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C181	49°52'50"	637.00'	554.56'	N09°31'19"E 537.21'
C182	4°57'42"	640.00'	55.42'	N58°01'03"W 55.41'
C183	6°13'53"	55.00'	5.98'	S52°25'19"E 5.98'
C184	90°00'00"	15.00'	23.56'	N10°32'16"W 21.21'
C185	41°22'57"	60.00'	43.34'	S00°55'42"E 42.40'
C186	38°21'53"	60.00'	40.18'	S40°48'07"E 39.43'
C187	38°21'52"	60.00'	40.18'	S79°10'00"E 39.43'
C188	30°41'38"	60.00'	32.14'	N66°18'15"E 31.76'
C189	38°21'49"	60.00'	40.17'	N31°46'32"E 39.43'
C190	13°14'35"	60.00'	13.87'	N05°58'20"E 13.84'
C191	4°50'37"	573.00'	48.44'	N02°47'48"W 48.43'
C192	5°30'50"	573.00'	55.14'	N07°58'31"W 55.12'
C193	5°30'50"	573.00'	55.14'	N13°29'21"W 55.12'
C194	5°13'45"	573.00'	52.30'	N18°51'38"W 52.28'
C195	4°47'27"	463.00'	38.71'	N02°46'13"W 38.70'
C196	5°30'50"	463.00'	44.56'	N07°55'21"W 44.54'
C197	5°30'50"	463.00'	44.56'	N13°26'11"W 44.54'
C198	90°00'00"	15.00'	23.56'	N45°38'58"W 21.21'
C199	83°06'28"	15.00'	21.76'	N40°54'17"E 19.90'
C200	41°49'33"	60.00'	43.80'	S81°56'47"W 42.83'
C201	3°30'36"	474.50'	29.07'	S16°58'49"E 29.06'
C202	15°02'01"	240.00'	62.97'	S63°03'16"E 62.79'
C203	105°02'01"	72.00'	131.99'	N18°03'16"W 114.27'
C204	10°00'41"	200.00'	34.95'	N29°27'24"E 34.90'
C205	90°00'00"	72.00'	113.10'	S10°32'16"E 101.82'
C206	90°00'00"	72.00'	113.10'	N79°27'44"E 101.82'
C207	1°57'34"	800.00'	27.36'	N33°28'57"E 27.36'
C208	11°14'38"	800.00'	156.99'	N26°52'51"E 156.74'
C209	4°59'04"	637.00'	55.42'	N31°58'12"E 55.40'
C210	4°53'34"	637.00'	54.40'	N27°01'53"E 54.38'
C211	5°20'48"	637.00'	59.44'	N21°54'42"E 59.42'
C212	5°17'35"	637.00'	58.85'	N16°35'31"E 58.83'
C213	4°55'28"	637.00'	54.75'	N11°28'59"E 54.73'
C214	4°54'13"	637.00'	54.52'	N06°34'09"E 54.50'
C215	4°51'46"	637.00'	54.06'	N01°41'09"E 54.05'
C216	4°51'46"	637.00'	54.06'	N03°10'37"W 54.05'
C217	4°51'46"	637.00'	54.06'	N08°02'23"W 54.05'
C218	4°56'49"	637.00'	55.00'	N12°56'41"W 54.98'
C219	76°47'48"	72.00'	96.51'	N17°08'22"W 89.44'
C220	90°00'00"	72.00'	113.10'	S79°27'44"W 101.82'
C221	5°01'45"	150.00'	13.17'	S58°03'08"E 13.16'
C222	34°27'43"	300.00'	180.44'	N43°20'09"W 177.73'
C223	18°06'11"	1475.00'	466.04'	N20°22'53"E 464.10'
C224	32°29'22"	1475.00'	836.39'	N45°40'40"E 825.23'
C225	27°57'56"	1420.00'	693.09'	N13°44'14"E 686.23'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C226	5°42'09"	227.00'	22.59'	N21°09'47"E 22.58'
C227	11°08'18"	227.00'	44.13'	N12°44'34"E 44.06'
C228	79°33'08"	45.00'	62.48'	S15°45'42"E 57.58'
C229	8°27'17"	1530.00'	225.77'	N23°09'56"E 225.56'
C230	87°57'36"	15.00'	23.03'	S16°35'13"E 20.83'
C231	27°45'03"	1475.00'	714.41'	N43°18'30"E 707.44'
C232	23°22'02"	1420.00'	579.12'	N42°49'47"E 575.12'
C233	92°40'14"	25.00'	40.44'	S79°09'05"E 36.17'
C234	22°43'13"	490.00'	194.31'	N44°10'35"W 193.04'
C235	96°02'02"	15.00'	25.14'	N76°26'44"E 22.30'
C237	3°41'19"	740.00'	47.64'	N24°21'45"W 47.63'
C238	5°43'42"	740.00'	73.99'	N19°39'14"W 73.95'
C239	4°06'00"	600.00'	42.94'	N57°35'11"W 42.93'
C240	2°36'05"	800.00'	36.32'	N33°09'42"E 36.32'
C241	13°01'22"	800.00'	181.83'	N25°14'48"W 181.44'
C242	4°39'56"	514.50'	41.89'	S16°24'10"E 41.88'
C243	7°49'22"	227.00'	30.99'	N03°15'44"E 30.97'
C244	8°45'26"	173.00'	26.44'	N03°43'46"E 26.42'
C245	9°25'02"	740.00'	121.63'	N21°29'54"W 121.49'
C246	6°32'35"	287.00'	32.78'	S52°15'58"E 32.76'
C247	57°37'58"	312.00'	313.83'	S29°11'20"E 300.77'
C248	49°24'16"	288.00'	248.33'	S25°04'29"E 240.71'
C249	89°43'31"	15.00'	23.49'	S44°29'17"W 21.16'
C250	82°57'26"	15.00'	21.72'	S49°10'15"E 19.87'
C251	24°27'53"	288.00'	122.97'	N45°46'22"W 122.04'
C252	89°41'44"	25.00'	39.14'	S44°28'31"W 35.26'
C253	28°52'41"	328.00'	165.32'	N43°33'58"W 163.57'
C254	28°57'46"	327.00'	165.30'	S35°17'44"E 163.54'
C255	85°00'25"	10.00'	14.84'	N63°19'04"W 13.51'
C256	82°22'59"	10.00'	14.38'	N32°58'33"E 13.17'
C257	43°54'55"	60.00'	45.99'	S39°04'33"W 44.87'
C258	48°37'33"	60.00'	50.92'	S07°11'42"E 49.41'
C259	52°14'57"	60.00'	54.72'	S57°37'57"E 52.84'
C260	83°06'28"	15.00'	21.76'	N42°12'11"W 19.90'
C261	90°00'00"	15.00'	23.56'	N44°21'03"E 21.21'
C262	90°00'00"	15.00'	23.56'	N45°38'57"W 21.21'
C263	90°00'00"	15.00'	23.56'	S44°21'03"W 21.21'
C264	12°49'28"	500.00'	111.91'	S84°14'13"E 111.68'
C265	22°21'48"	300.00'	117.09'	N10°31'57"E 116.35'
C266	55°21'24"	150.00'	144.92'	S28°19'39"E 139.35'
C267	19°46'51"	150.00'	51.79'	N09°14'28"E 51.53'
C268	4°51'45"	300.00'	25.46'	S58°26'13"E 25.45'
C269	34°38'36"	300.00'	181.39'	S73°19'39"E 178.64'
C270	29°46'51"	300.00'	155.93'	S75°45'32"E 154.18'
C271	90°00'00"	72.00'	113.10'	S44°21'03"W 101.82'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C272	16°44'45"	287.00'	83.88'	S34°37'18"E 83.58'
C273	28°05'29"	840.00'	411.84'	N04°41'23"W 407.73'
C274	12°06'01"	527.00'	111.30'	S84°35'57"E 111.09'
C275	9°20'21"	527.00'	85.90'	S85°58'47"E 85.81'
C276	2°45'39"	527.00'	25.40'	S79°55'46"E 25.39'
C277	86°27'47"	15.00'	22.64'	S58°13'10"W 20.55'
C278	22°21'48"	273.00'	106.56'	N10°31'57"E 105.88'
C279	14°29'55"	273.00'	69.08'	N06°36'00"E 68.90'
C280	7°51'53"	273.00'	37.47'	N17°46'54"E 37.44'
C281	83°06'28"	15.00'	21.76'	N63°16'05"E 19.90'
C282	263°06'28"	60.00'	275.53'	S26°43'55"E 89.80'
C283	79°07'34"	60.00'	82.86'	S65°15'32"W 76.43'
C284	90°00'00"	15.00'	23.56'	N44°21'03"E 21.21'
C285	90°00'00"	15.00'	23.56'	N45°38'57"W 21.21'
C286	90°00'00"	15.00'	23.56'	S45°38'57"E 21.21'
C287	90°00'00"	15.00'	23.56'	S44°21'03"W 21.21'
C288	90°00'00"	15.00'	23.56'	N45°38'57"W 21.21'
C289	90°00'00"	15.00'	23.56'	N44°21'03"E 21.21'
C290	28°58'00"	60.00'	30.33'	S11°12'45"W 30.01'
C291	90°00'00"	15.00'	23.56'	S45°38'57"E 21.21'
C292	55°10'52"	45.00'	43.34'	S61°45'37"W 41.68'
C293	90°00'00"	15.00'	23.56'	N45°38'57"W 21.21'
C294	90°00'00"	15.00'	23.56'	S44°21'03"W 21.21'
C295	55°21'24"	123.00'	118.84'	S28°19'39"E 114.27'
C296	55°21'24"	177.00'	171.01'	S28°19'39"E 164.44'
C297	37°21'48"	123.00'	80.21'	S37°19'27"E 78.80'
C298	90°24'13"	15.00'	23.67'	N45°26'51"W 21.29'
C299	90°00'00"	45.00'	70.69'	S44°21'03"W 63.64'
C300	34°38'36"	327.00'	197.72'	S73°19'39"E 194.72'
C301	32°18'34"	60.00'	33.83'	S19°25'32"E 33.39'
C302	37°10'35"	60.00'	38.93'	S54°10'06"E 38.25'
C303	90°00'00"	55.00'	86.39'	N44°21'03"E 77.78'
C304	21°06'02"	573.00'	211.02'	N10°55'30"W 209.83'
C305	15°49'07"	463.00'	127.83'	N08°17'02"W 127.42'
C306	39°35'08"	60.00'	41.45'	N87°27'02"E 40.63'
C307	41°38'11"	60.00'	43.60'	N46°50'23"E 42.65'
C308	74°41'52"	150.00'	195.56'	N53°18'02"W 182.00'
C309	21°58'14"	300.00'	115.04'	N23°28'37"E 114.33'
C310	66°13'20"	123.00'	142.16'	N57°32'17"W 134.38'
C311	74°41'52"	123.00'	160.36'	N53°18'02"W 149.24'
C312	8°28'32"	123.00'	18.19'	N20°11'21"W 18.18'
C313	6°33'06"	473.00'	54.09'	N12°40'32"W 54.06'
C314	7°04'14"	473.00'	58.37'	N05°51'52"W 58.33'
C315	7°04'14"	473.00'	58.37'	N01°12'21"E 58.33'
C316	7°04'14"	473.00'	58.37'	N08°16'35"E 58.33'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C317	0°40'48"	473.00'	5.61'	N12°09'06"E 5.61'
C318	11°04'03"	273.00'	52.73'	N18°01'31"E 52.65'
C319	10°54'12"	273.00'	51.95'	N29°00'39"E 51.87'
C320	90°00'00"	15.00'	23.56'	N79°27'44"E 21.21'
C321	11°15'12"	177.00'	34.76'	N85°01'22"W 34.71'
C322	14°07'48"	177.00'	43.65'	N72°19'52"W 43.54'
C323	14°07'50"	177.00'	43.65'	N58°12'03"W 43.54'
C324	14°07'45"	177.00'	43.65'	N44°04'15"W 43.54'
C325	14°07'48"	177.00'	43.65'	N29°56'29"W 43.54'
C326	6°55'30"	177.00'	21.39'	N19°24'50"W 21.38'
C327	0°32'00"	527.00'	4.91'	N15°41'06"W 4.91'
C328	4°56'49"	527.00'	45.50'	N12°56'41"W 45.49'
C329	4°51'46"	527.00'	44.73'	N08°02'23"W 44.71'
C330	4°51'46"	527.00'	44.73'	N03°10'37"W 44.71'
C331	4°51'46"	527.00'	44.73'	N01°41'09"E 44.71'
C332	4°54'13"	527.00'	45.10'	N06°34'09"E 45.09'
C333	3°28'15"	527.00'	31.92'	N10°45'23"E 31.92'
C334	2°07'07"	327.00'	12.09'	N13°33'04"E 12.09'
C335	7°41'45"	327.00'	43.92'	N18°27'30"E 43.89'
C336	7°42'04"	327.00'	43.95'	N26°09'25"E 43.92'
C337	4°27'18"	327.00'	25.43'	N32°14'05"E 25.42'
C338	90°00'00"	15.00'	23.56'	S10°32'16"E 21.21'
C339	74°41'52"	177.00'	230.76'	N53°18'02"W 214.76'
C340	21°58'14"	273.00'	104.68'	N23°28'37"E 104.04'
C341	21°58'14"	327.00'	125.39'	N23°28'37"E 124.62'
C342	28°26'36"	473.00'	234.81'	N01°43'48"W 232.41'
C343	28°26'36"	527.00'	261.62'	N01°43'48"W 258.94'
C344	55°09'47"	150.00'	144.42'	S27°57'22"E 138.90'
C345	90°00'00"	72.00'	113.10'	N79°27'44"E 101.82'
C346	90°00'00"	72.00'	113.10'	S79°27'44"W 101.82'
C347	90°00'00"	72.00'	113.10'	N10°32'16"W 101.82'
C348	34°50'13"	300.00'	182.41'	N72°57'22"W 179.61'
C349	3°46'59"	600.00'	39.62'	N02°15'58"W 39.61'
C350	16°20'23"	600.00'	171.11'	N12°19'40"W 170.53'
C351	20°07'22"	600.00'	210.73'	N10°26'10"W 209.64'
C352	90°00'04"	21.00'	32.99'	N79°27'46"E 29.70'
C353	4°18'27"	60.00'	4.51'	N23°52'04"E 4.51'
C354	7°51'16"	328.00'	44.96'	S04°17'59"E 44.93'
C355	28°26'36"	500.00'	248.21'	N01°43'48"W 245.67'
C356	89°59'56"	21.00'	32.99'	S10°32'14"E 29.70'
C357	90°18'16"	25.00'	39.40'	N45°31'29"W 35.45'
C358	19°46'51"	123.00'	42.46'	N09°14'28"E 42.25'
C359	104°51'45"	15.00'	27.45'	N71°33'47"E 23.78'
C360	87°45'28"	15.00'	22.97'	S24°44'50"E 20.79'
C362	22°43'13"	450.00'	178.45'	N44°10'35"W 177.28'

REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 32

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°22'12"E	43.85'
L2	S89°21'03"W	23.98'
L3	S89°21'03"W	23.98'
L4	N49°56'04"W	47.52'
L5	N48°38'09"E	47.52'
L6	S89°21'03"W	23.98'
L7	S89°21'03"W	23.98'
L8	N49°56'04"W	47.52'
L9	N48°38'09"E	47.52'
L10	S89°21'03"W	23.98'
L11	S89°21'03"W	23.98'
L12	N45°40'07"W	43.85'
L13	N44°22'13"E	43.85'
L14	S89°21'03"W	23.98'
L15	S89°21'03"W	23.98'
L16	N45°40'07"W	43.85'
L17	N44°22'13"E	43.85'
L18	S89°21'03"W	23.98'
L19	S89°21'03"W	23.98'
L20	N45°40'07"W	43.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N44°21'03"E	51.64'
L22	N00°38'57"W	23.98'
L23	N00°38'57"W	23.98'
L24	S45°38'57"E	63.70'
L25	S34°27'44"W	0.65'
L26	S34°27'44"W	40.00'
L27	N41°00'20"E	110.99'
L28	S88°16'51"W	34.50'
L30	S56°00'21"E	29.50'
L32	N33°59'39"E	11.00'
L34	S56°00'21"E	25.50'
L35	S56°00'21"E	25.50'
L36	N00°38'57"W	15.47'
L37	N00°38'57"W	2.83'
L38	S47°10'12"E	24.93'
L39	S15°53'39"W	6.39'
L40	N89°21'03"E	7.23'
L41	N33°59'39"E	11.00'
L42	S56°00'21"E	29.50'
L43	N44°21'03"E	43.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L44	S00°38'57"E	23.98'
L45	S45°38'57"E	43.86'
L46	N44°21'03"E	43.86'
L47	S00°38'57"E	23.98'
L48	S00°38'57"E	23.98'
L49	S45°38'57"E	43.86'
L50	N44°21'03"E	43.86'
L51	S00°38'57"E	23.98'
L52	S00°38'57"E	23.98'
L53	S45°38'57"E	43.86'
L54	S00°38'57"E	23.98'
L55	S45°38'57"E	43.86'
L56	S00°38'57"E	38.98'
L57	S45°38'57"E	43.86'
L58	S00°38'57"E	23.98'
L59	S00°38'57"E	23.98'
L60	N44°21'03"E	43.86'
L61	S45°38'57"E	43.86'
L62	S00°38'57"E	23.98'
L63	S00°38'57"E	23.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L64	N44°21'03"E	43.86'
L65	S45°38'57"E	43.86'
L66	S00°38'57"E	23.98'
L67	S00°38'57"E	23.98'
L68	N44°21'03"E	43.86'
L69	S45°38'57"E	43.86'
L70	S00°38'57"E	23.98'
L71	S00°38'57"E	23.98'
L72	N44°21'03"E	43.86'
L73	S45°38'57"E	43.86'
L74	S00°38'57"E	23.98'
L75	S00°38'57"E	23.98'
L76	N44°21'03"E	43.86'
L77	N89°19'23"E	65.13'
L78	S00°38'57"E	29.50'
L79	N89°21'03"E	11.00'
L80	S00°38'57"E	25.50'
L81	S00°38'57"E	25.50'
L82	S89°21'03"W	11.00'
L83	S00°38'57"E	29.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L84	N89°21'03"E	47.91'
L85	S00°38'57"E	45.46'
L86	S89°21'03"W	11.00'
L87	S00°38'57"E	29.50'
L88	N89°21'03"E	29.50'
L89	N89°21'03"E	25.50'
L90	S00°38'57"E	11.00'
L91	N00°38'57"W	11.00'
L92	N89°21'03"E	25.50'
L93	N89°21'03"E	13.07'
L94	S56°00'21"E	32.00'
L95	S56°00'21"E	25.50'
L96	S33°59'39"W	11.00'
L97	N33°59'39"E	11.00'
L98	S56°00'21"E	25.50'
L99	S56°00'21"E	29.50'
L100	S56°00'21"E	25.50'
L101	S56°00'21"E	29.50'
L102	N33°59'39"E	11.00'
L103	S56°00'21"E	25.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L104	S56°00'21"E	29.50'
L105	S33°59'39"W	11.00'
L106	S56°00'21"E	29.50'
L107	S33°59'39"W	11.00'
L108	S56°00'21"E	25.50'
L109	N33°59'39"E	11.00'
L110	S56°00'21"E	25.50'
L111	S56°00'21"E	29.50'
L127	S60°29'54"E	14.13'

RADIAL BEARING TABLE	
LINE	BEARING
RB31	N71°03'42"W
RB33	N78°40'12"W
RB128	S56°24'15"W
RB129	S58°14'31"W
RB130	N75°55'48"E
RB131	N74°46'29"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C363	22°21'48"	327.00'	127.63'	N10°31'57"E 126.82'
C364	6°01'45"	327.00'	34.41'	N02°21'56"E 34.39'
C365	8°38'23"	327.00'	49.31'	N09°42'00"E 49.26'
C366	7°41'39"	327.00'	43.91'	N17°52'01"E 43.88'



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 23 OF 32



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REUNION RIDGE FILING NO. 1
LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 32

LEGEND

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

U.E. UTILITY EASEMENT

F.E. FENCE EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:

SEE SHEETS 21-23 FOR CURVE TABLES.

SEE SHEET 23 FOR LINE TABLES.

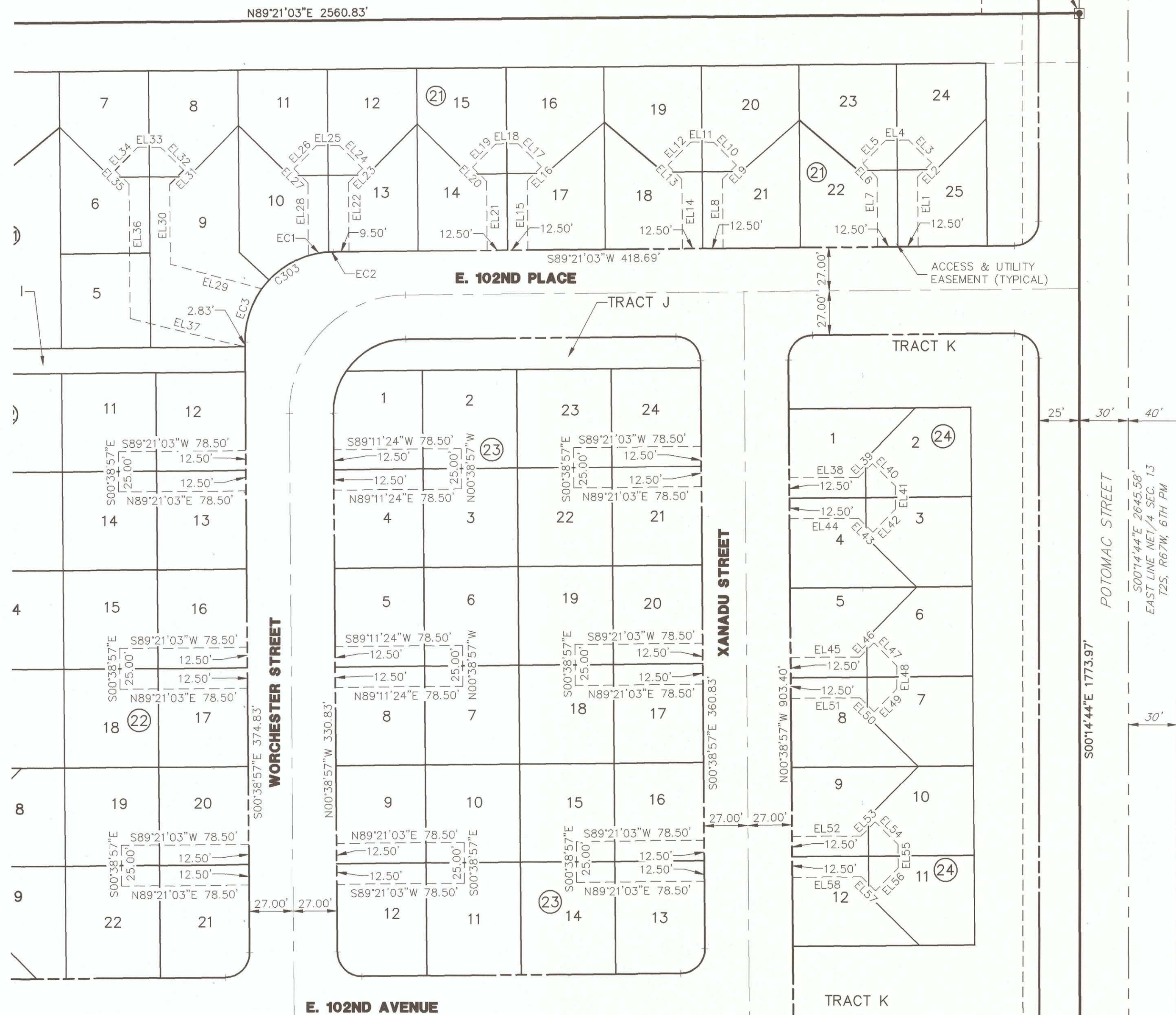
SEE SHEET 10 FOR LOT LINE DIMENSIONS.

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

POINT OF BEGINNING
PARCEL 2

1.5" ALUMINUM CAP STAMPED "LS 26606"
0.18' EAST OF CALCULATED POSITION

KEY MAP
SCALE: 1" = 1000'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°38'57"W	42.54'
EL2	N44°21'03"E	12.22'
EL3	N45°38'57"W	20.00'
EL4	S89°21'03"W	14.00'
EL5	S44°21'03"W	20.00'
EL6	S45°38'58"E	12.22'
EL7	S00°38'57"E	42.54'
EL8	N00°38'57"W	42.54'
EL9	N44°21'03"E	12.22'
EL10	N45°38'57"W	20.00'
EL11	S89°21'03"W	14.00'
EL12	S44°21'03"W	20.00'
EL13	S45°38'58"E	12.22'
EL14	S00°38'57"E	42.54'
EL15	N00°38'57"W	42.54'
EL16	N44°21'03"E	12.22'
EL17	N45°38'57"W	20.00'
EL18	S89°21'03"W	14.00'
EL19	S44°21'03"W	20.00'
EL20	S45°38'57"E	12.22'
EL21	S00°38'57"E	42.54'
EL22	N00°38'57"W	42.54'
EL23	N44°21'03"E	12.22'
EL24	N45°38'57"W	20.00'
EL25	S89°21'03"W	14.00'
EL26	S44°21'03"W	20.00'
EL27	S45°38'57"E	12.22'
EL28	S00°38'57"E	44.77'
EL29	N75°01'38"W	58.32'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL30	N00°38'57"W	49.28'
EL31	N44°21'03"E	12.22'
EL32	N45°38'57"W	20.00'
EL33	S89°21'03"W	14.00'
EL34	S44°21'03"W	20.00'
EL35	S45°38'57"E	12.22'
EL36	S00°38'57"E	82.59'
EL37	S76°29'42"E	72.71'
EL38	N89°21'03"E	42.54'
EL39	N44°21'03"E	12.22'
EL40	S45°38'57"E	20.00'
EL41	S00°38'57"E	14.00'
EL42	S44°21'03"W	20.00'
EL43	N45°38'57"W	12.22'
EL44	S89°21'03"W	42.54'
EL45	N89°21'03"E	42.54'
EL46	N44°21'03"E	12.22'
EL47	S45°38'57"E	20.00'
EL48	S00°38'57"E	14.00'
EL49	S44°21'03"W	20.00'
EL50	N45°38'57"W	12.22'
EL51	S89°21'03"W	42.54'
EL52	N89°21'03"E	42.54'
EL53	N44°21'03"E	12.22'
EL54	S45°38'57"E	20.00'
EL55	S00°38'57"E	14.00'
EL56	S44°21'03"W	20.00'
EL57	N45°38'57"W	12.22'
EL58	S89°21'03"W	42.54'

EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
EC1	13°14'31"	55.00'	12.71'	S79°36'11"W 12.68'
EC2	3°07'36"	55.00'	3.00'	S87°47'14"W 3.00'



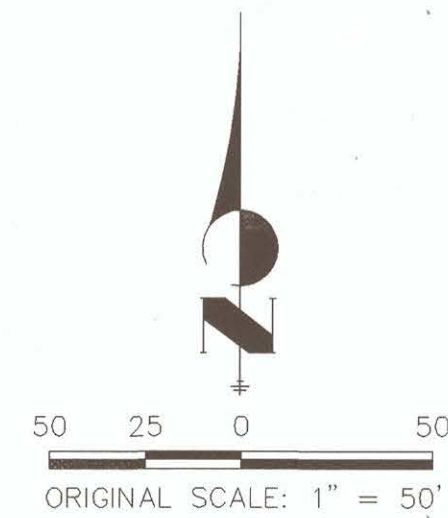
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 24 OF 32

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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 25 OF 32



LEGEND

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

U.E. UTILITY EASEMENT

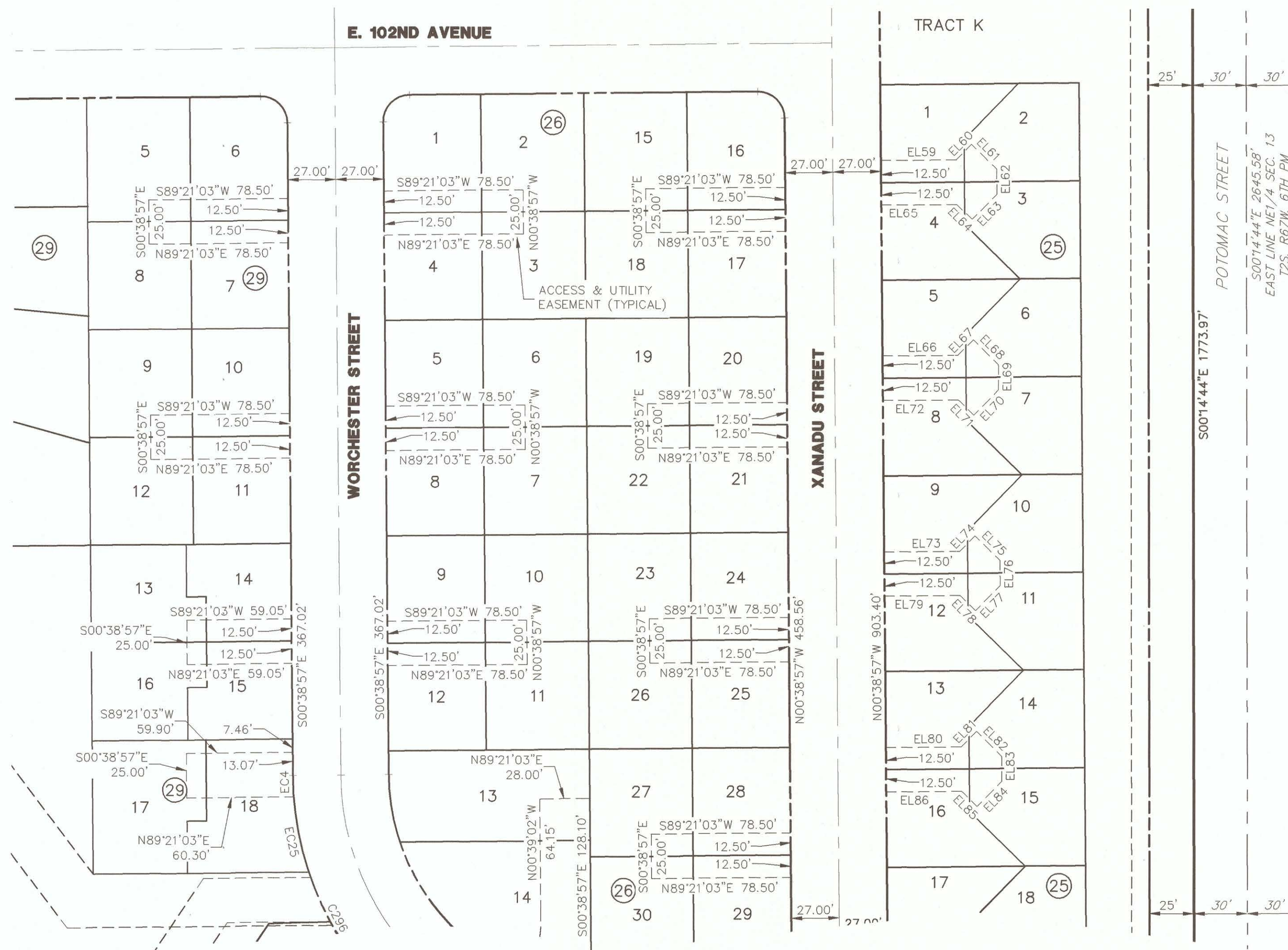
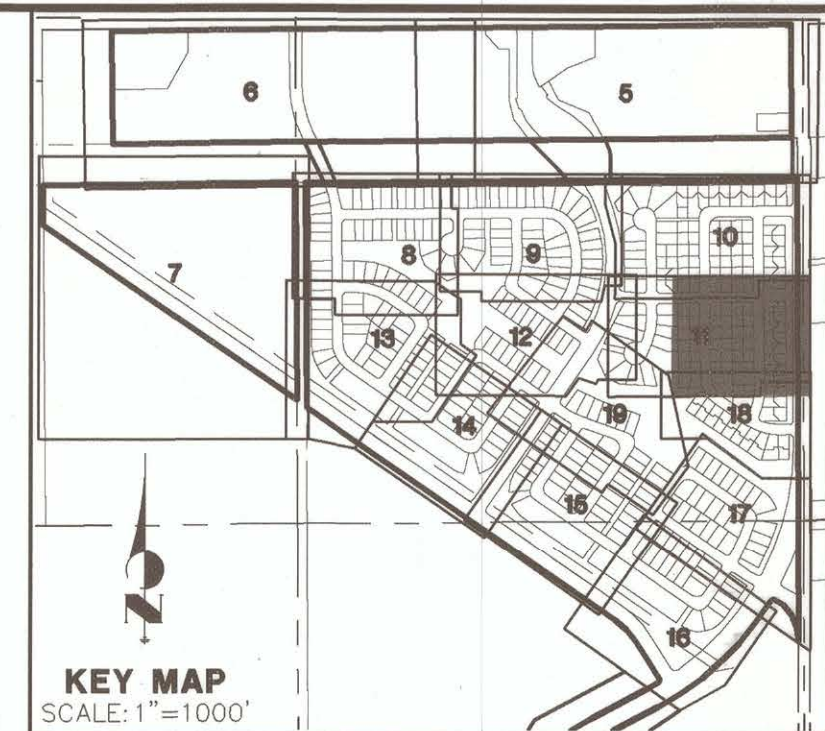
F.E. FENCE EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:

SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.
SEE SHEET 11 FOR LOT LINE DIMENSIONS.



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL59	N89°21'03"E	42.54'
EL60	N44°21'03"E	12.22'
EL61	S45°38'57"E	20.00'
EL62	S00°38'57"E	14.00'
EL63	S44°21'03"W	20.00'
EL64	N45°38'57"W	12.22'
EL65	S89°21'03"W	42.54'
EL66	N89°21'03"E	42.54'
EL67	N44°21'03"E	12.22'
EL68	S45°38'57"E	20.00'
EL69	S00°38'57"E	14.00'
EL70	S44°21'03"W	20.00'
EL71	N45°38'57"W	12.22'
EL72	S89°21'03"W	42.54'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL73	N89°21'03"E	42.54'
EL74	N44°21'03"E	12.22'
EL75	S45°38'57"E	20.00'
EL76	S00°38'57"E	14.00'
EL77	S44°21'03"W	20.00'
EL78	N45°38'57"W	12.22'
EL79	S89°21'03"W	42.54'
EL80	N89°21'03"E	42.54'
EL81	N44°21'03"E	12.22'
EL82	S45°38'57"E	20.00'
EL83	S00°38'57"E	14.00'
EL84	S44°21'03"W	20.00'
EL85	N45°38'57"W	12.22'
EL86	S89°21'03"W	42.54'

EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
EC4	3°51'58"	177.00'	11.94'	S02°34'56"E 11.94'
EC25	19°37'10"	177.00'	60.61'	S10°27'32"E 60.31'



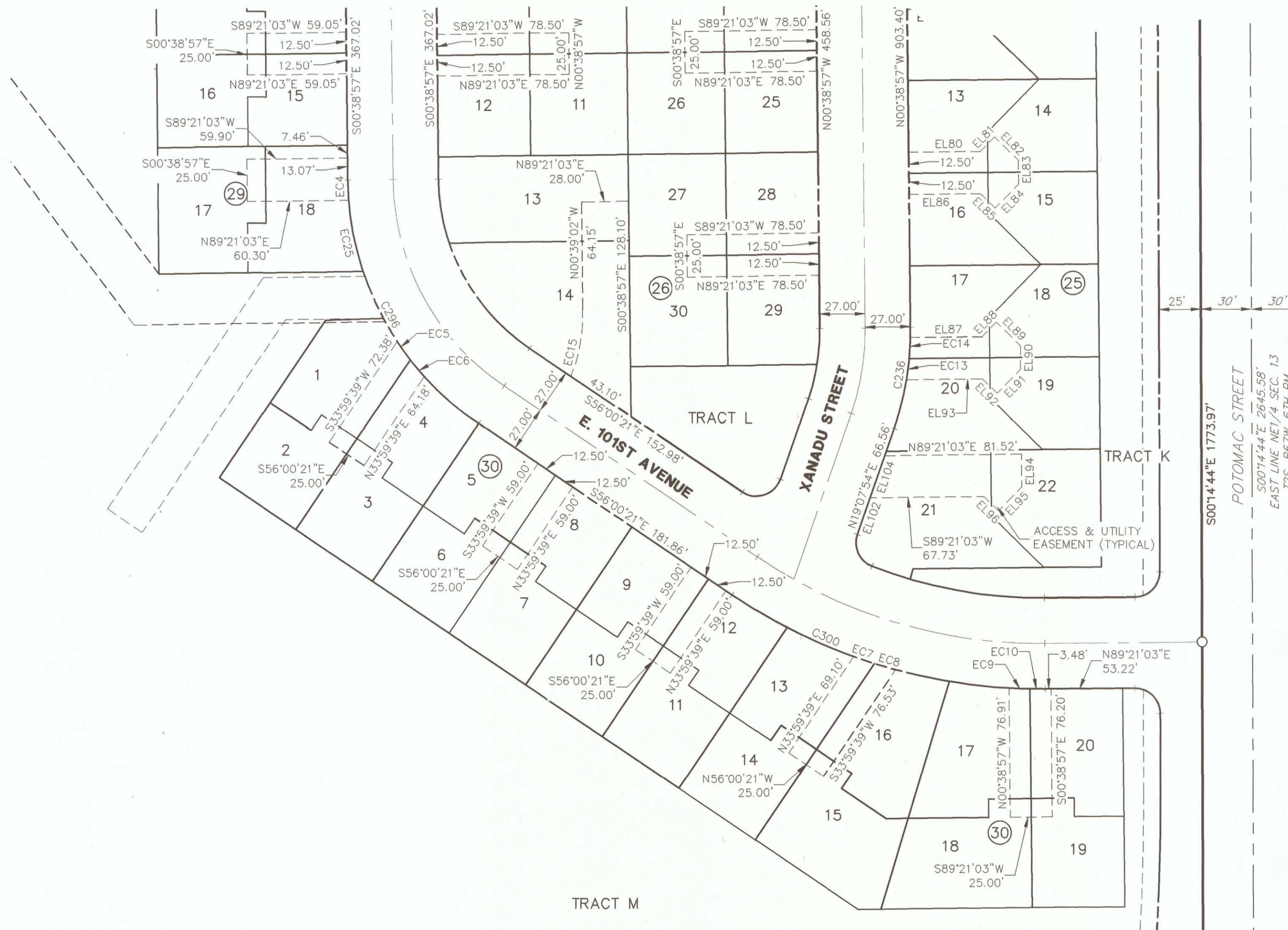
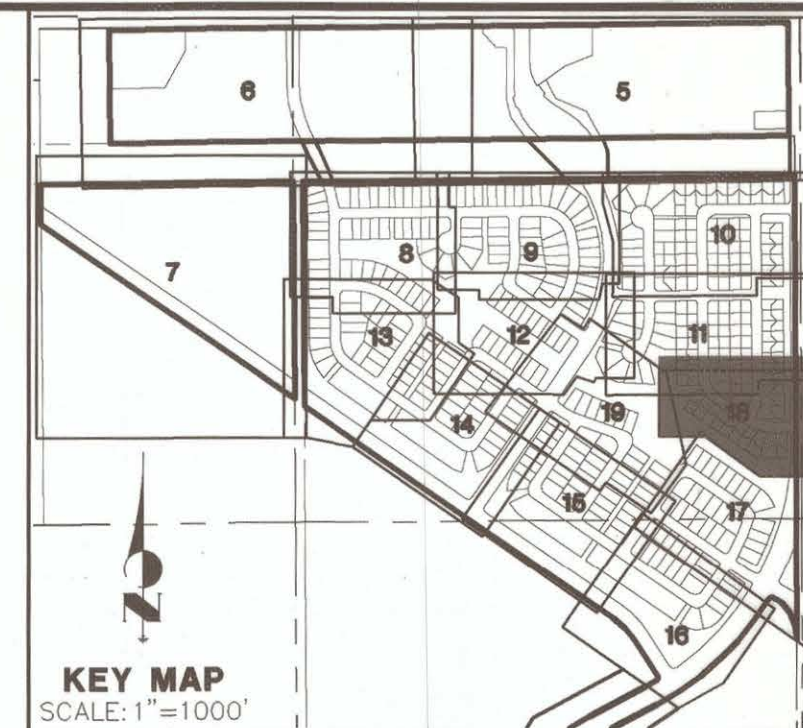
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 25 OF 32

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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 32



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL80	N89°21'03"E	42.54'
EL81	N44°21'03"E	12.22'
EL82	S45°38'57"E	20.00'
EL83	S00°38'57"E	14.00'
EL84	S44°21'03"W	20.00'
EL85	N45°38'57"W	12.22'
EL86	S89°21'03"W	42.54'
EL87	N89°21'03"E	42.64'
EL88	N44°21'03"E	12.22'
EL89	S45°38'57"E	20.00'
EL90	S00°38'57"E	14.00'
EL91	S44°21'03"W	20.00'
EL92	N45°38'57"W	12.22'
EL93	S89°21'03"W	45.26'
EL94	S00°38'57"E	19.50'
EL95	S44°21'03"W	20.00'
EL96	N45°38'57"W	12.22'
EL102	N19°07'54"E	22.98'
EL104	N19°07'54"E	26.57'

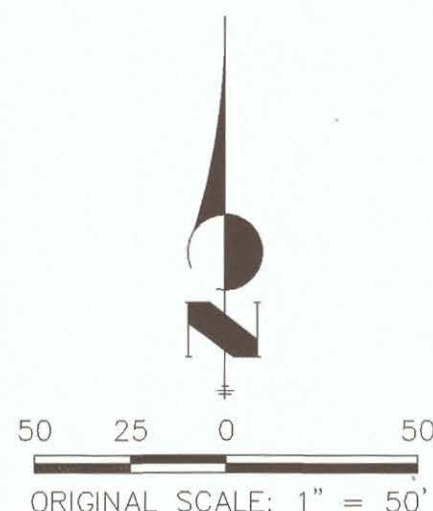
EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
EC4	3°51'58"	177.00'	11.94'	S02°34'56"E 11.94'
EC5	4°18'51"	177.00'	13.33'	S35°44'43"E 13.32'
EC6	4°12'37"	177.00'	13.01'	S40°00'27"E 13.00'
EC7	2°16'19"	327.00'	12.97'	S71°25'04"E 12.97'
EC8	2°17'57"	327.00'	13.12'	S73°42'12"E 13.12'
EC9	2°11'34"	327.00'	12.51'	S87°58'23"E 12.51'
EC10	1°34'48"	327.00'	9.02'	S89°51'33"E 9.02'
EC13	4°05'14"	177.00'	12.63'	N07°21'53"E 12.62'
EC14	4°03'24"	177.00'	12.53'	N03°17'34"E 12.53'
EC15	23°49'17"	97.27'	40.44'	N10°03'46"E 40.15'
EC25	19°37'10"	177.00'	60.61'	S10°27'32"E 60.31'

LEGEND

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

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

NOTE:
SEE SHEETS 21-23 FOR CURVE TABLES.
SEE SHEET 23 FOR LINE TABLES.
SEE SHEET 18 FOR LOT LINE DIMENSIONS.



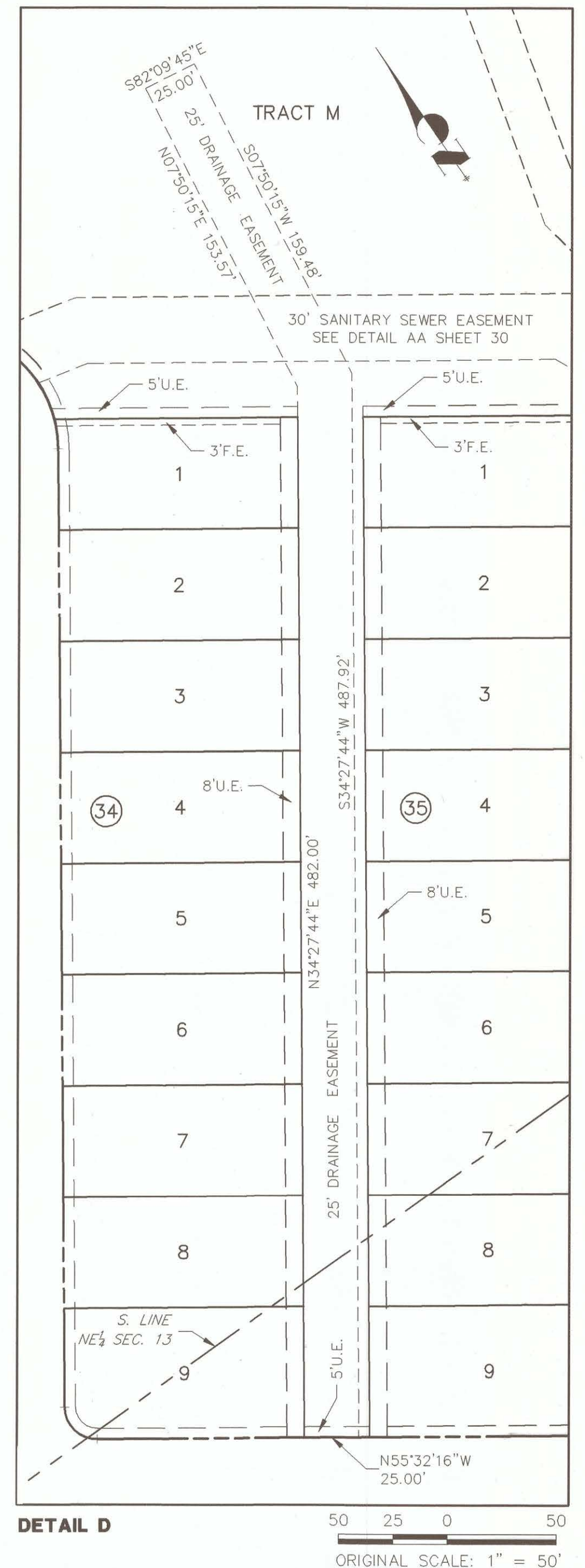
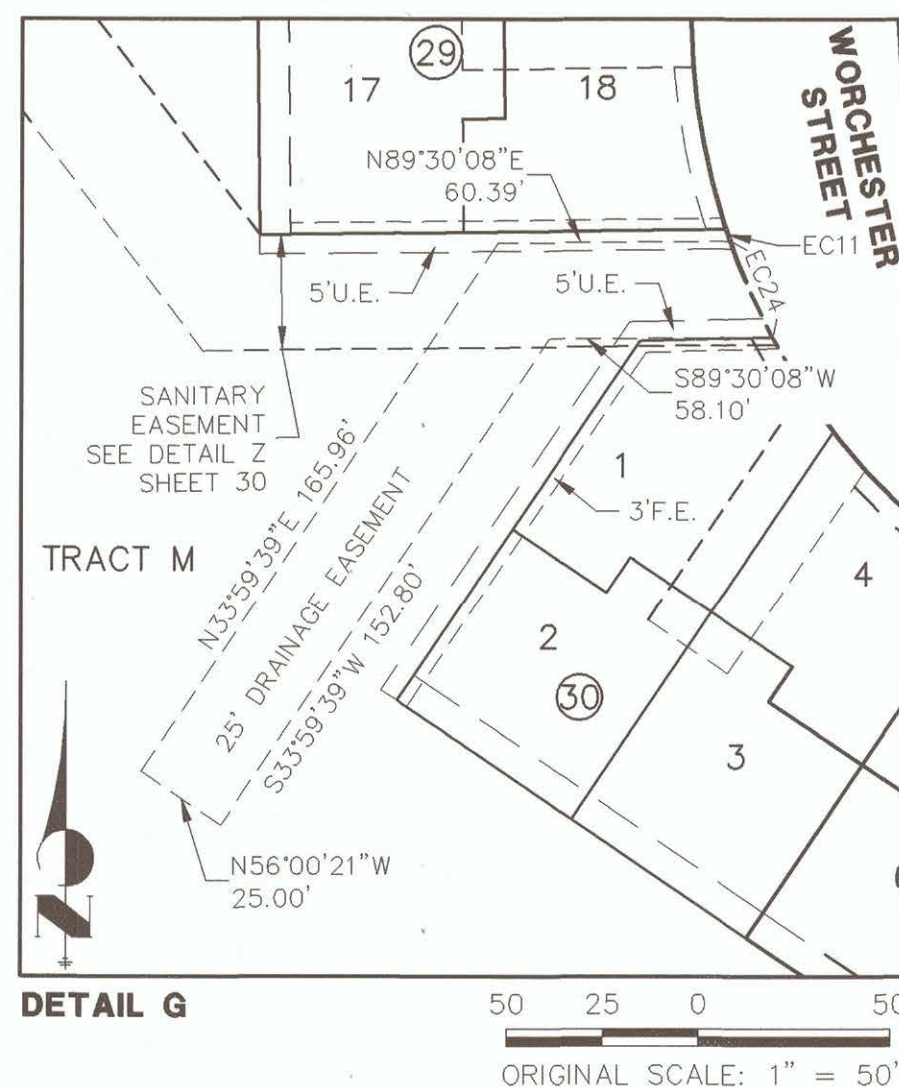
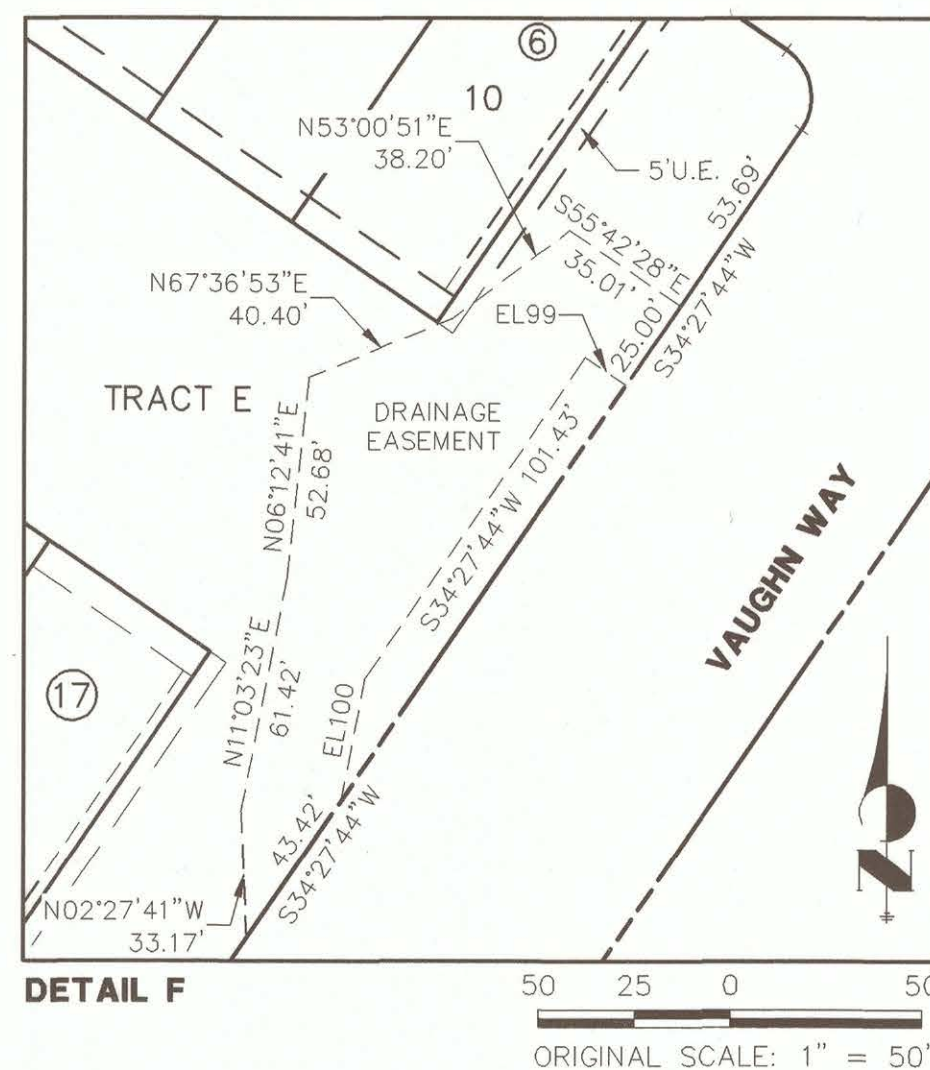
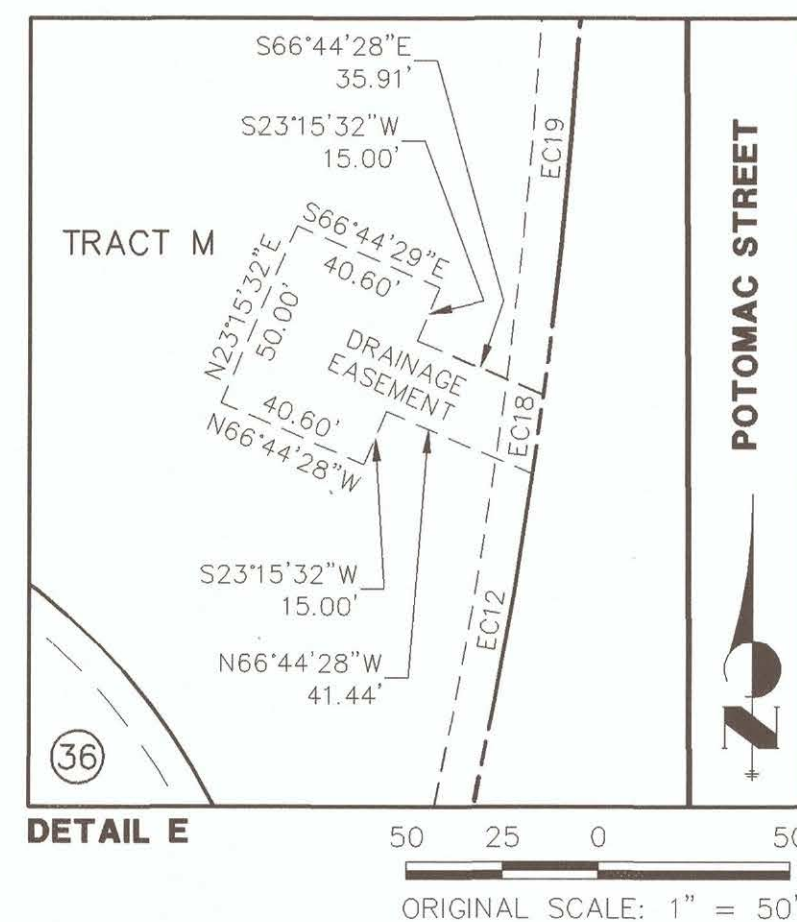
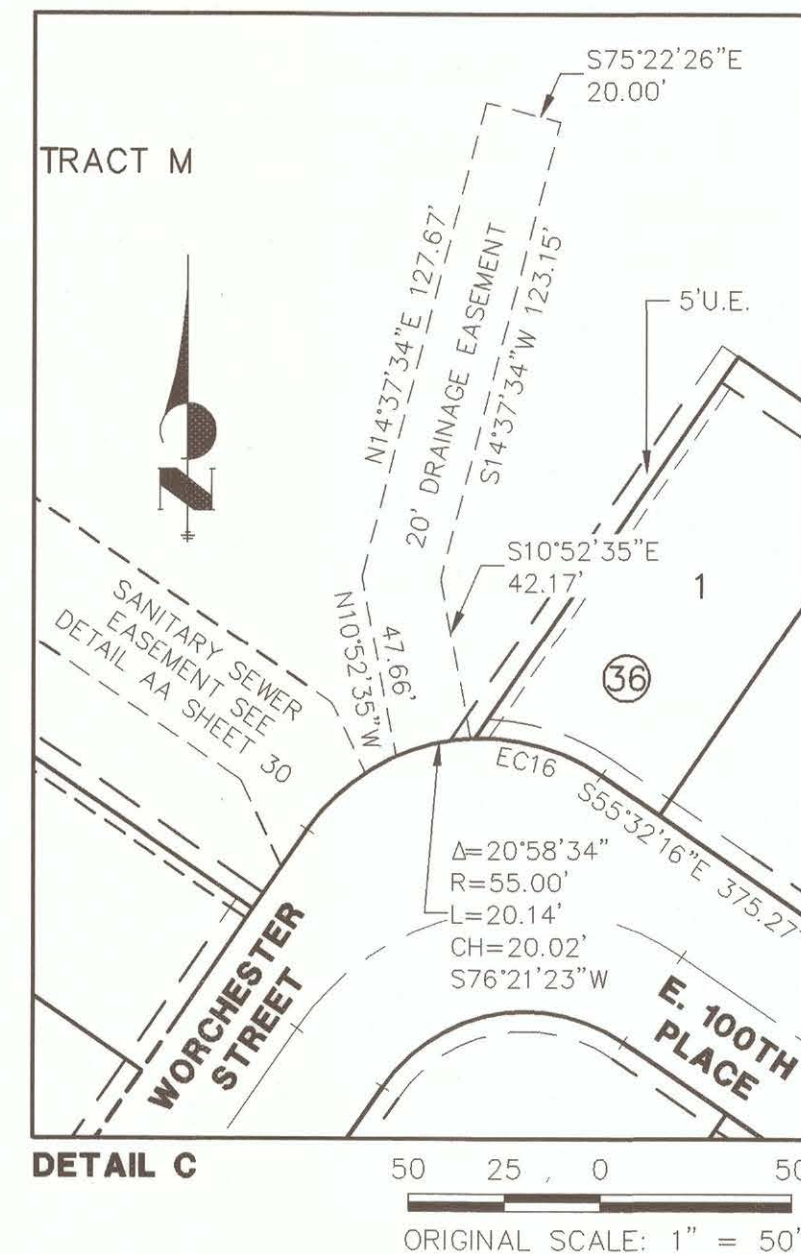
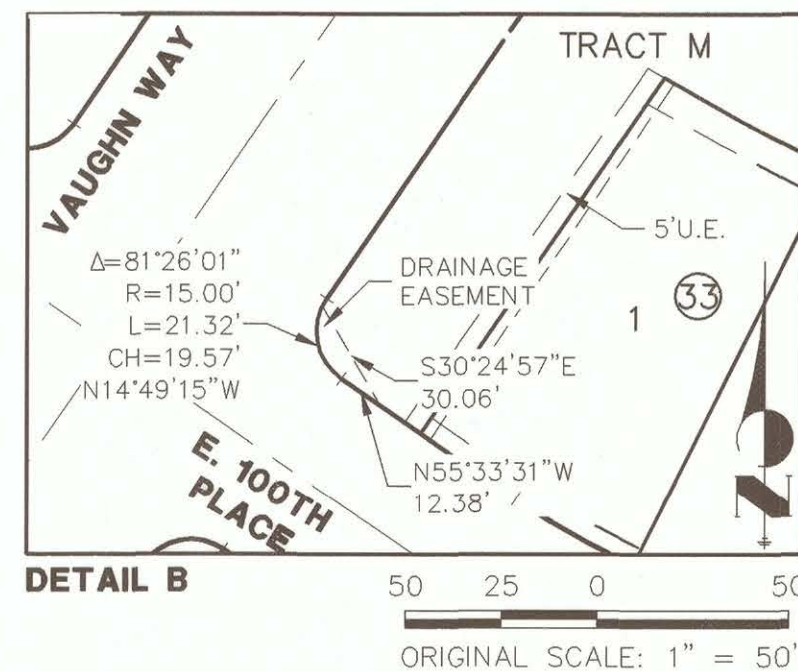
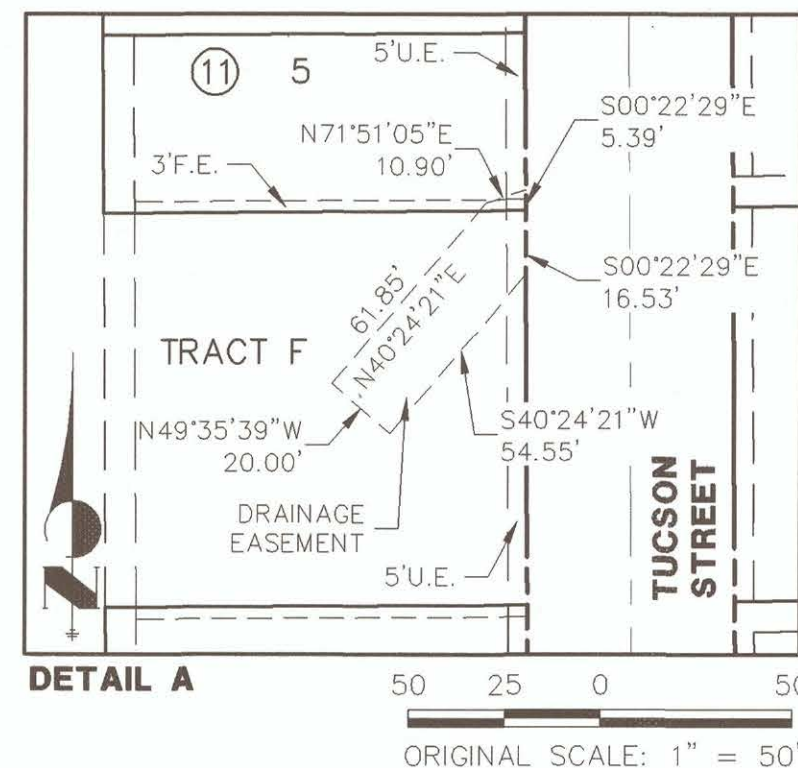
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 26 OF 32

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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 32



EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
EC11	1°00'42"	177.00'	3.13'	S19°03'57"E 3.13'
EC12	19°28'51"	1420.00'	482.81'	S17°58'47"W 480.49'
EC16	37°37'04"	55.00'	36.11'	S74°20'48"E 35.47'
EC18	0°50'14"	1420.00'	20.75'	S07°49'14"W 20.75'
EC19	7°38'51"	1420.00'	189.54'	S03°34'41"W 189.40'
EC24	8°49'57"	177.00'	27.29'	S23°59'17"E 27.26'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL99	N55°42'28"W	12.79'
EL100	S11°03'23"W	32.21'

LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
- U.E. UTILITY EASEMENT
- F.E. FENCE EASEMENT
- (RB) RADIAL BEARING



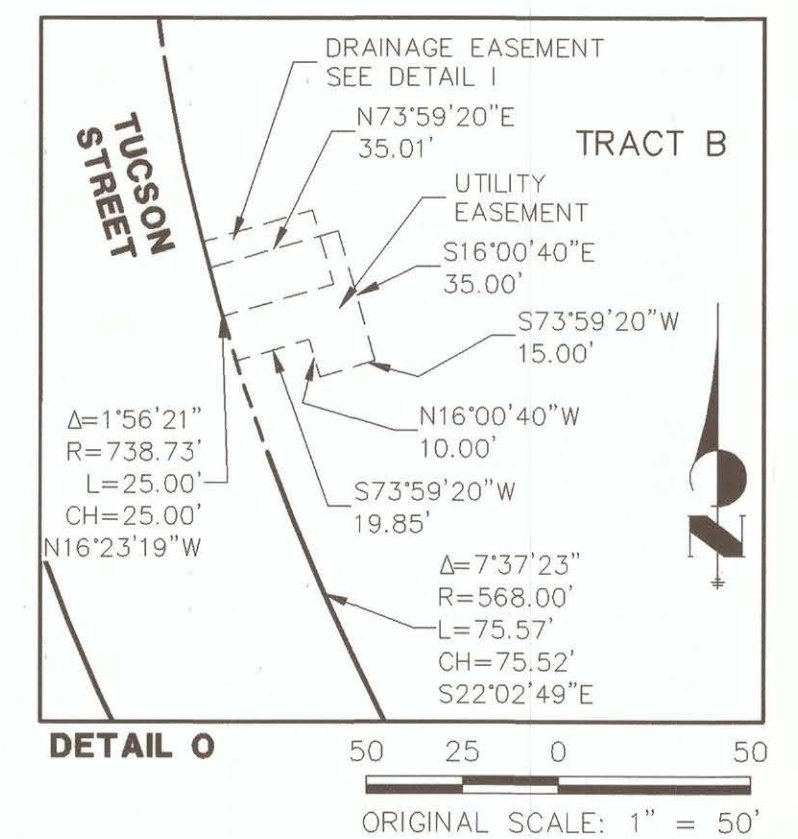
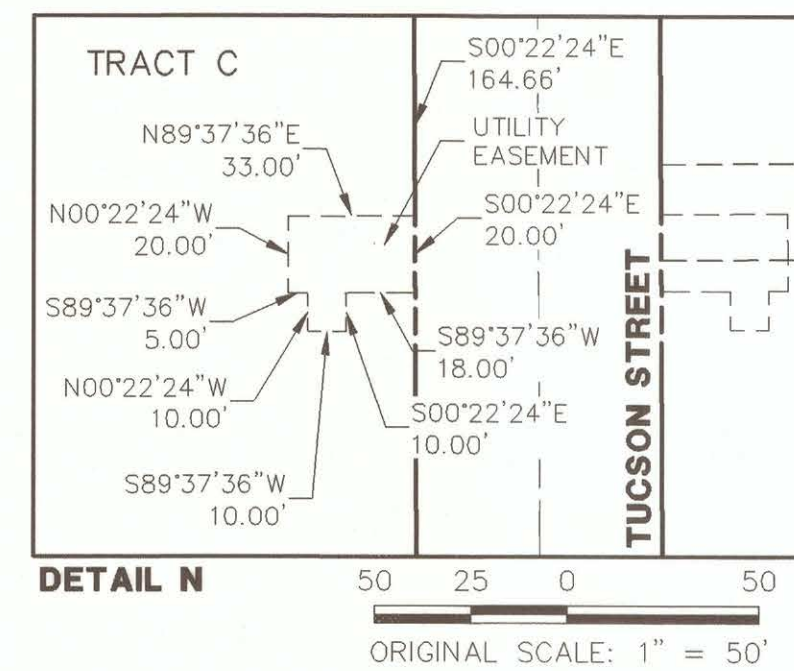
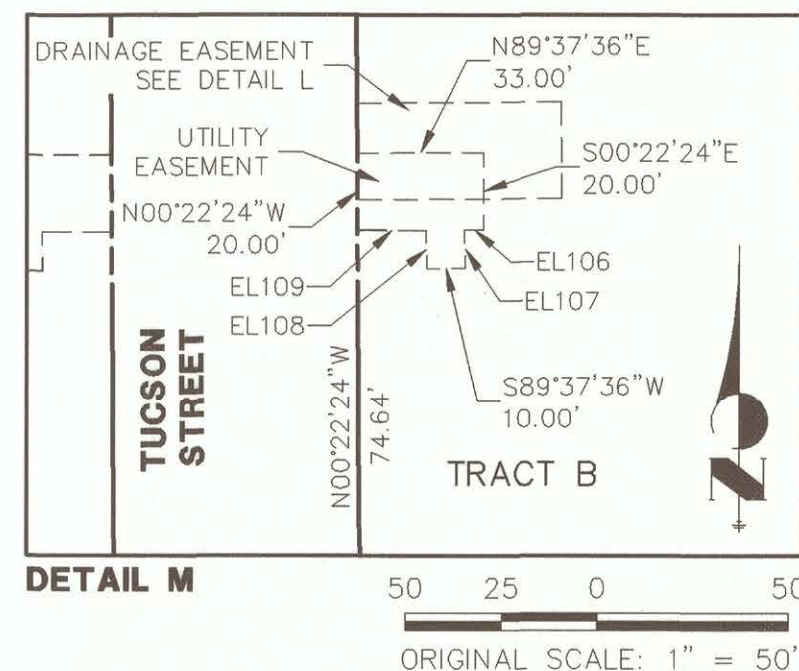
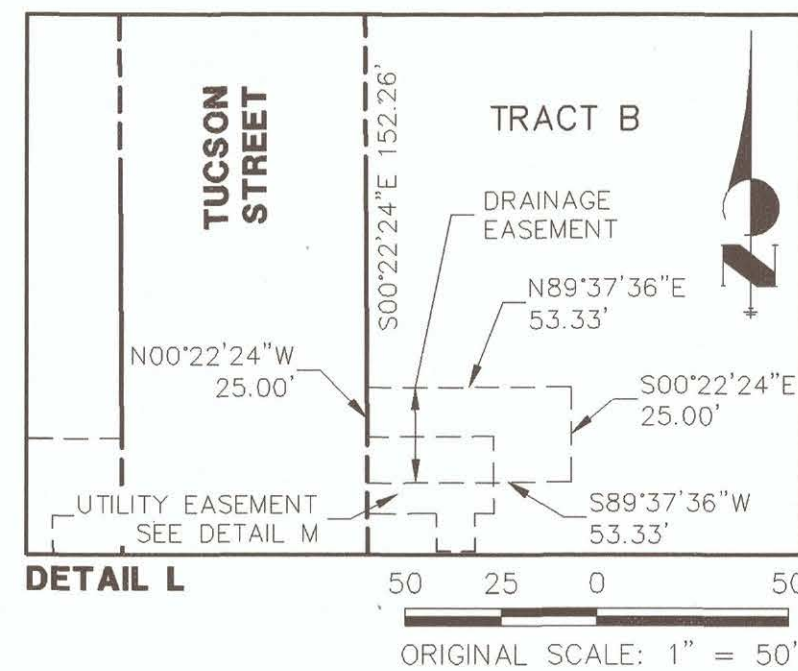
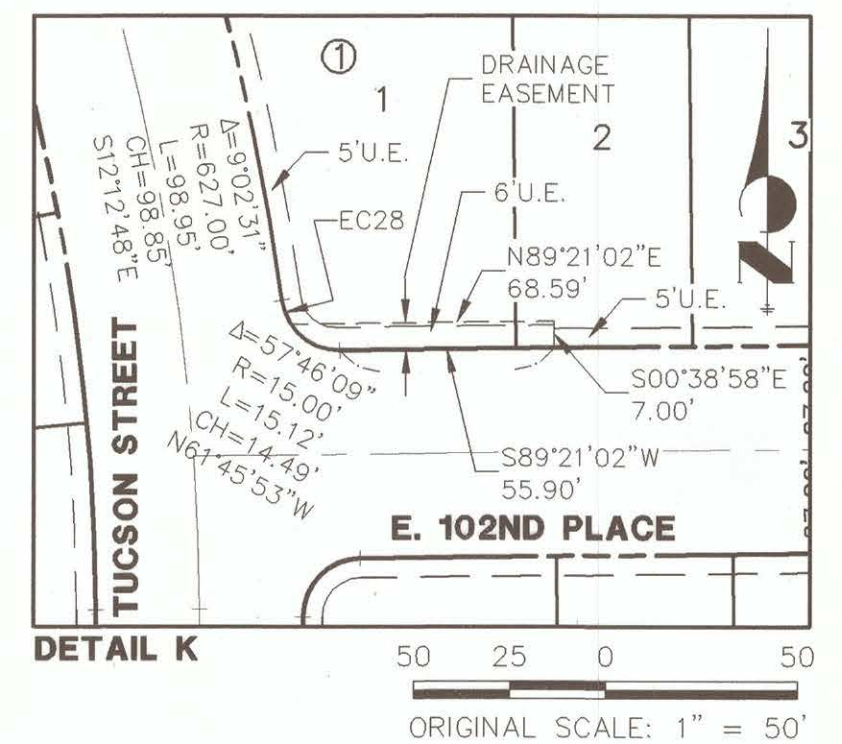
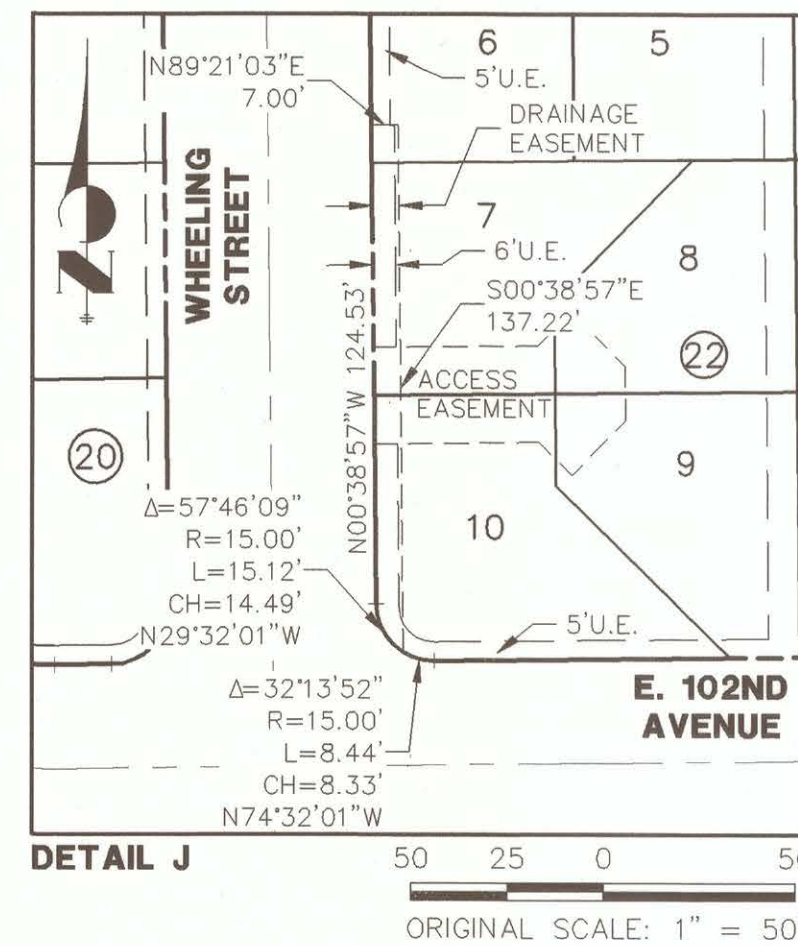
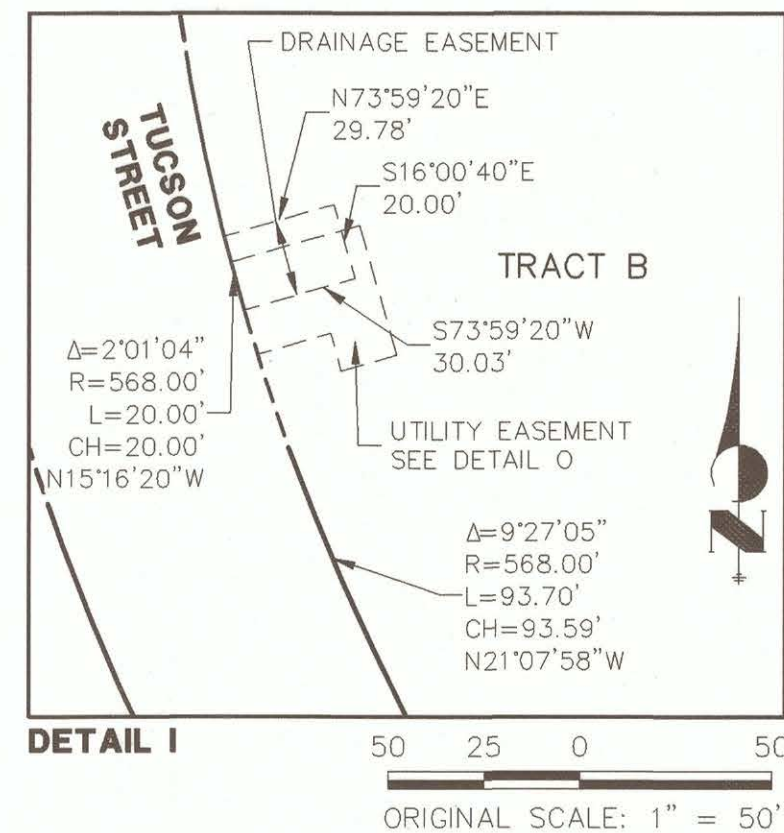
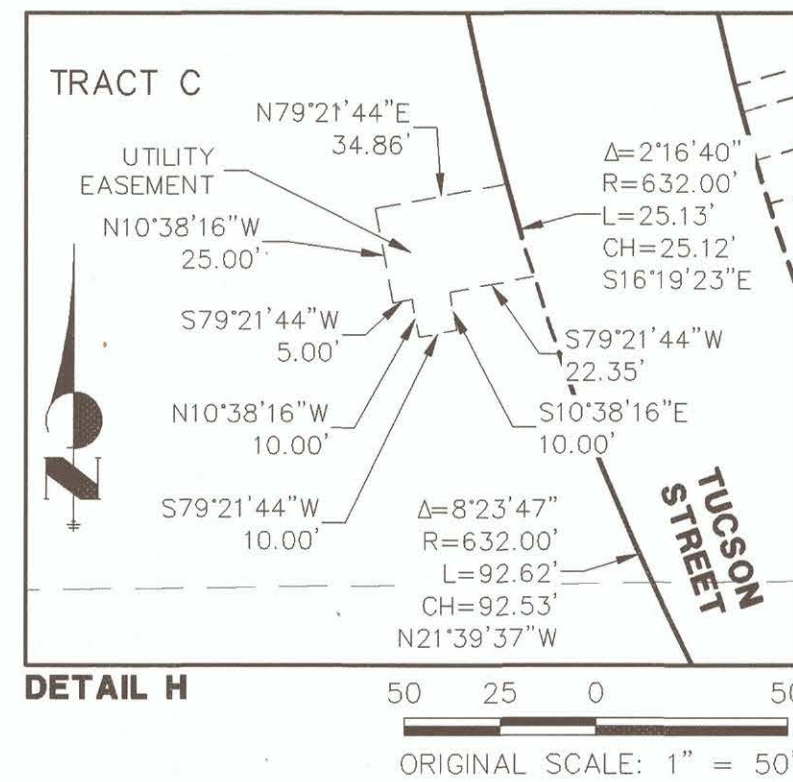
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 27 OF 32

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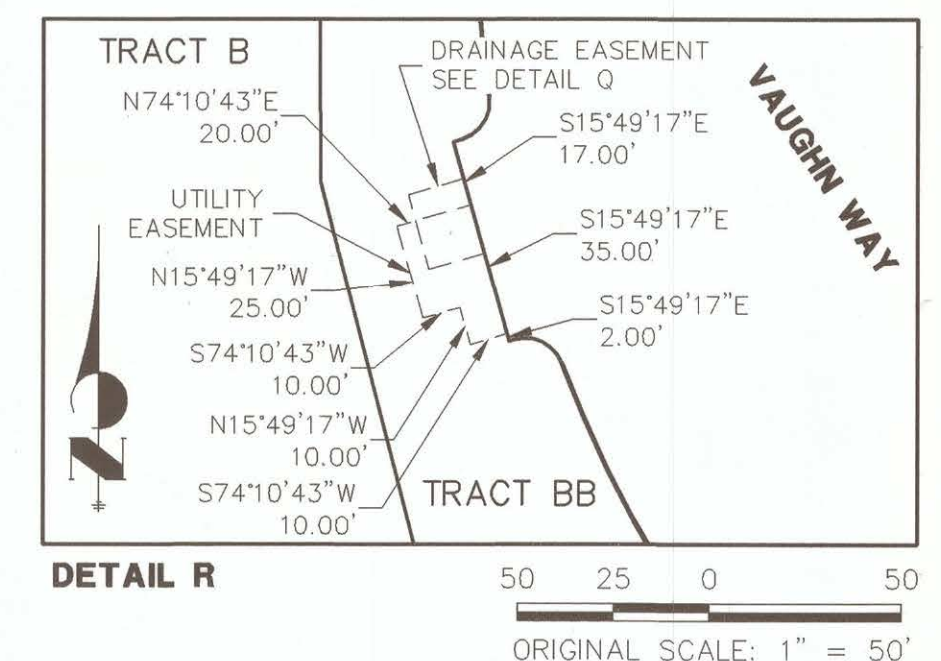
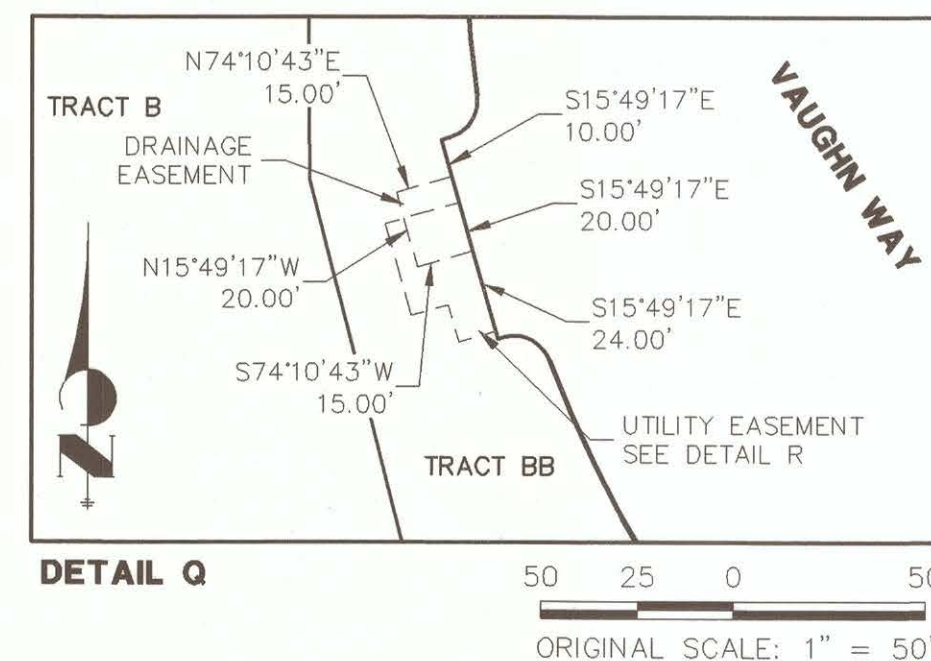
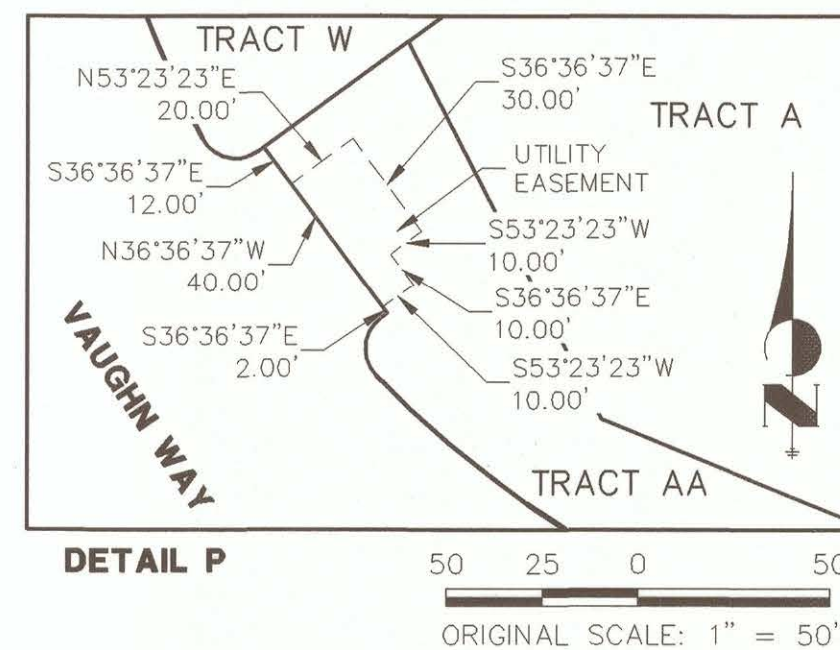
REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 28 OF 32



EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
EC28	25°11'17"	15.00'	6.59'	S20°17'10"E 6.54'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL106	S89°37'36"W	5.00'
EL107	S00°22'24"E	10.00'
EL108	N00°22'24"W	10.00'
EL109	S89°37'36"W	18.00'

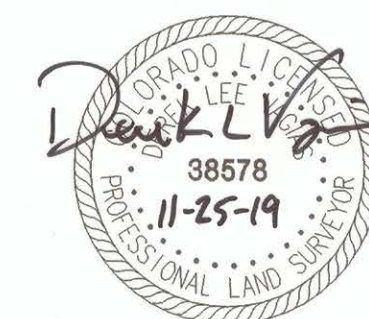


LEGEND

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

U.E. UTILITY EASEMENT
(RB) RADIAL BEARING

NOTE:
SEE SHEETS 22 & 23 CURVE TABLES.
SEE SHEET 17 FOR LOT LINE DIMENSIONS.



JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 28 OF 32

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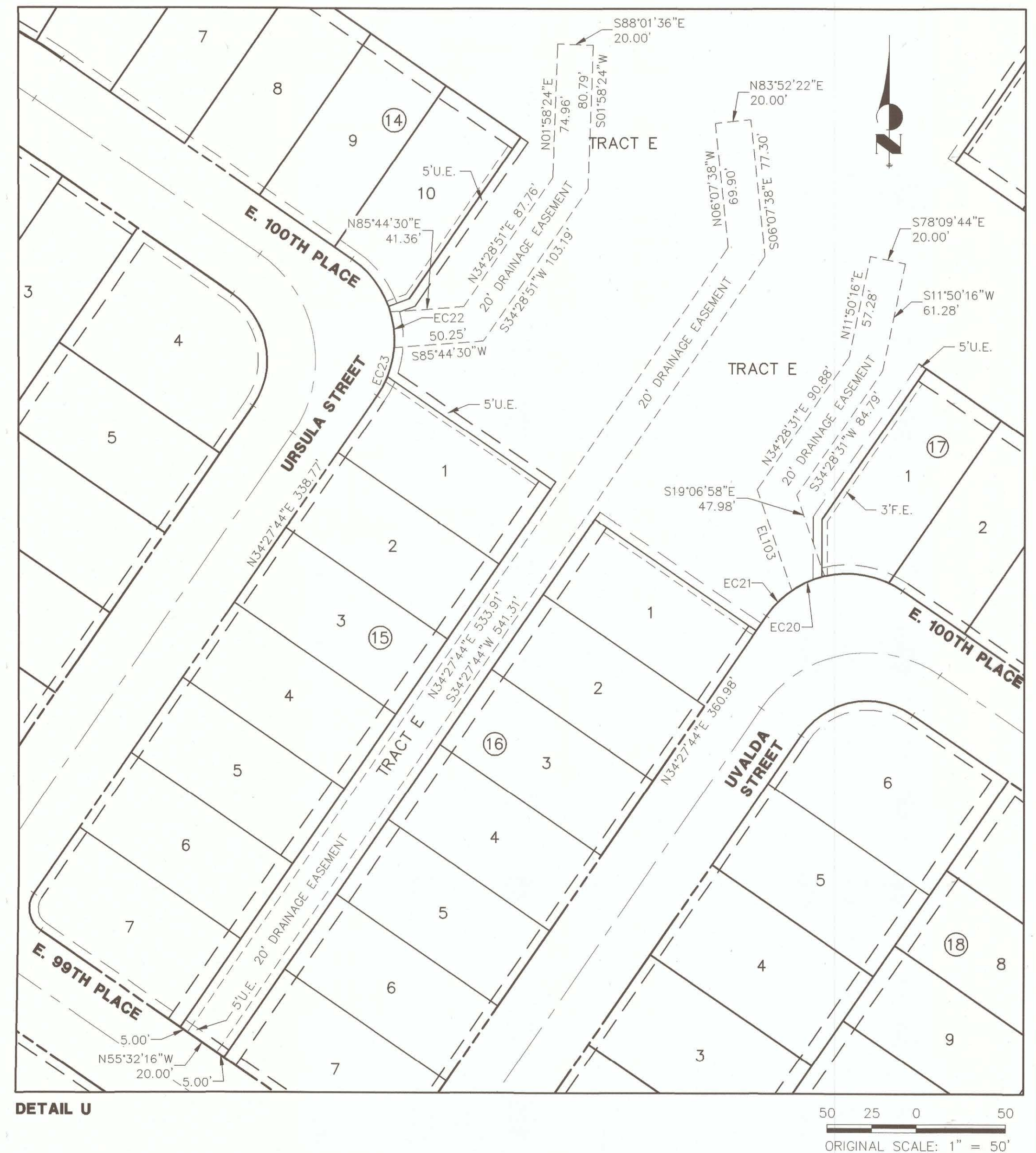
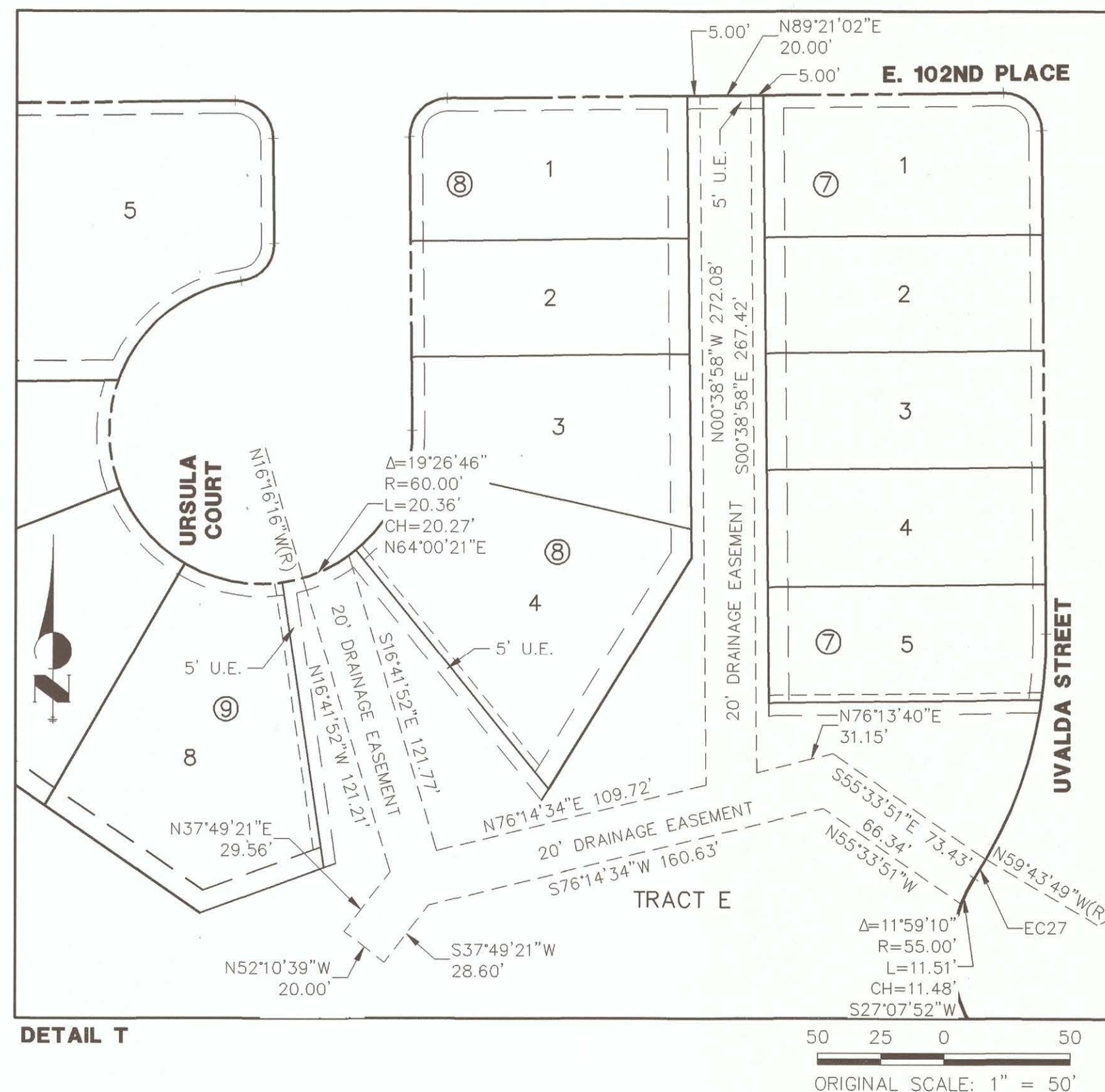
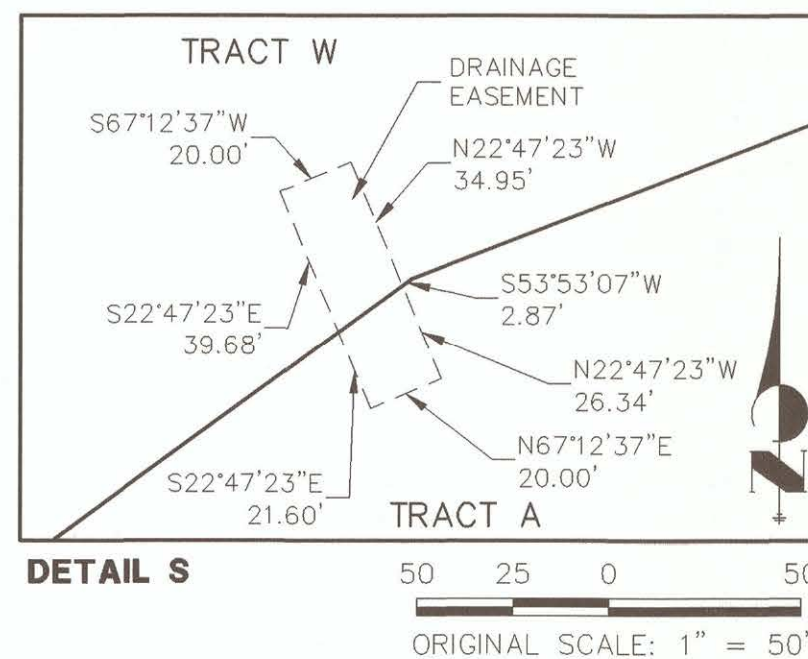
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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 29 OF 32

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
EC20	21°01'35"	55.00'	20.18'	S66°04'24"W	20.07'
EC21	21°05'52"	55.00'	20.25'	N45°00'40"E	20.14'
EC22	20°57'53"	55.00'	20.12'	N06°17'42"W	20.01'
EC23	30°16'29"	55.00'	29.06'	N19°19'30"E	28.72'
EC27	2°51'16"	173.00'	8.62'	S31°41'49"W	8.62'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL103	N19°06'58"W	59.76'

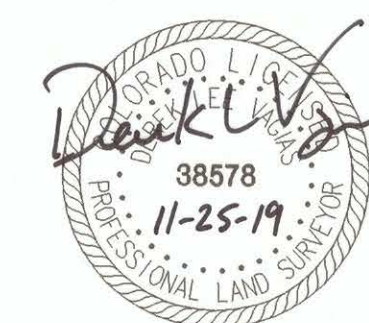


LEGEND

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

U.E. UTILITY EASEMENT
(RB) RADIAL BEARING

NOTE:
SEE SHEETS 22 & 23 CURVE TABLES.
SEE SHEET 17 FOR LOT LINE DIMENSIONS.



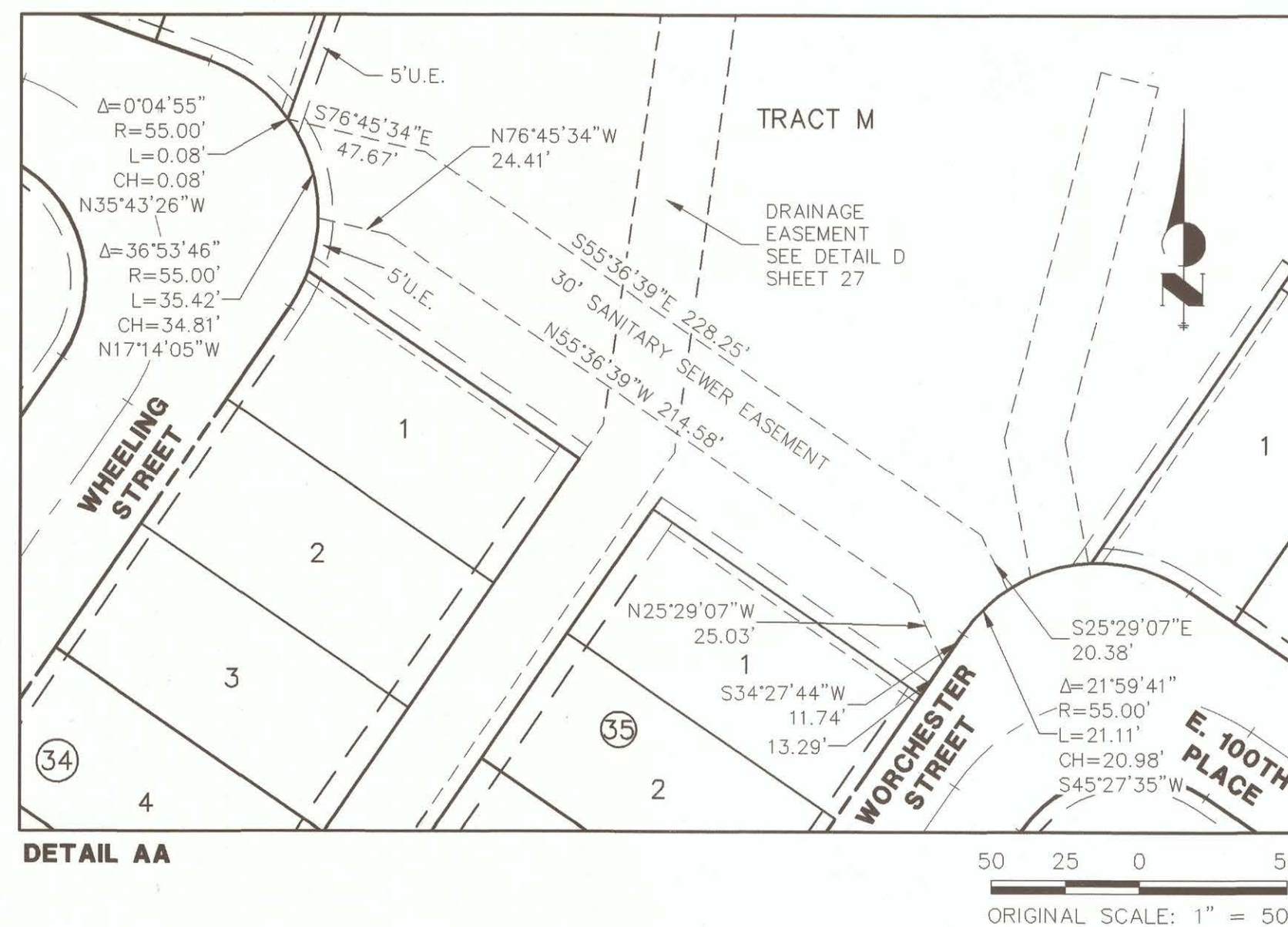
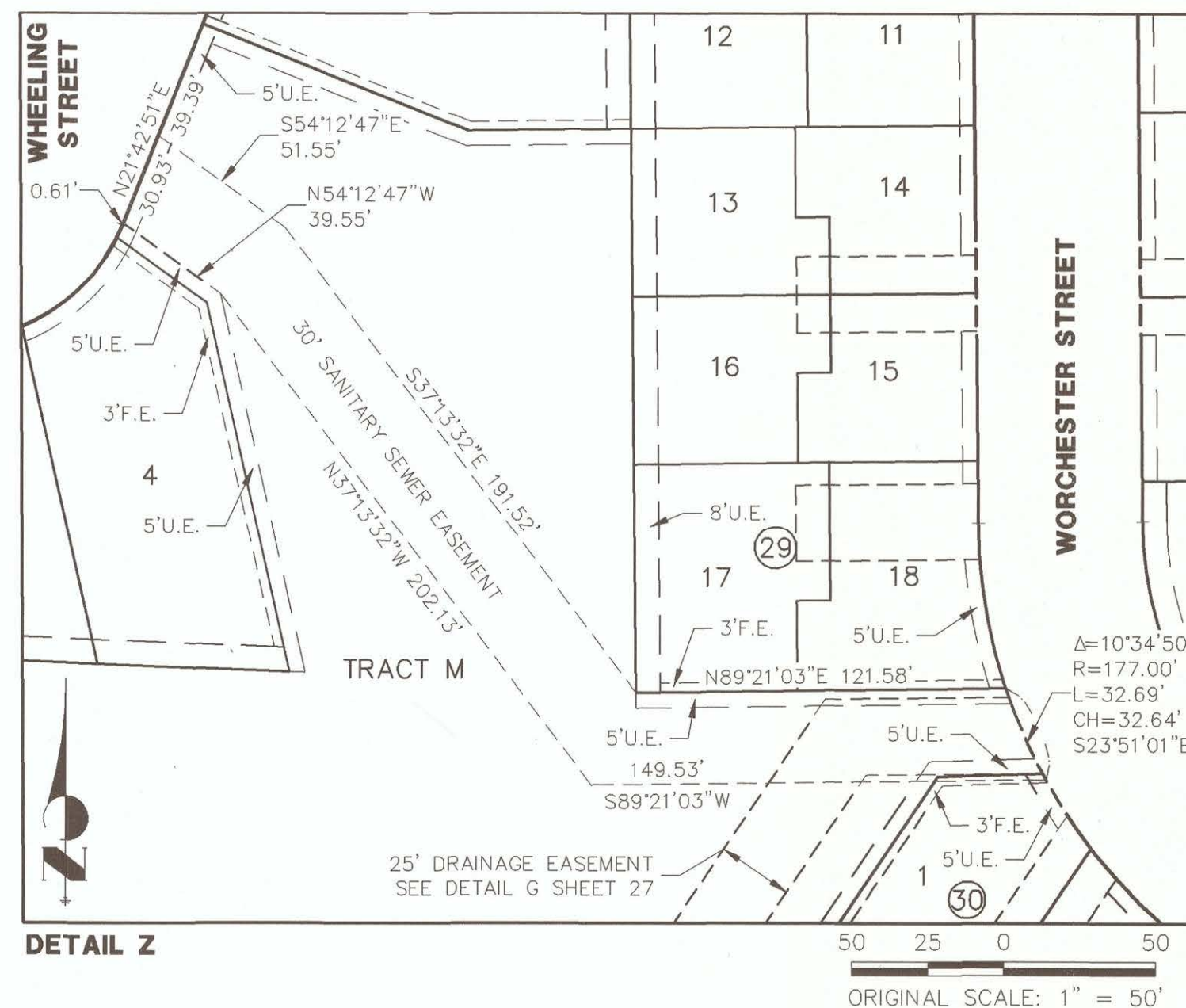
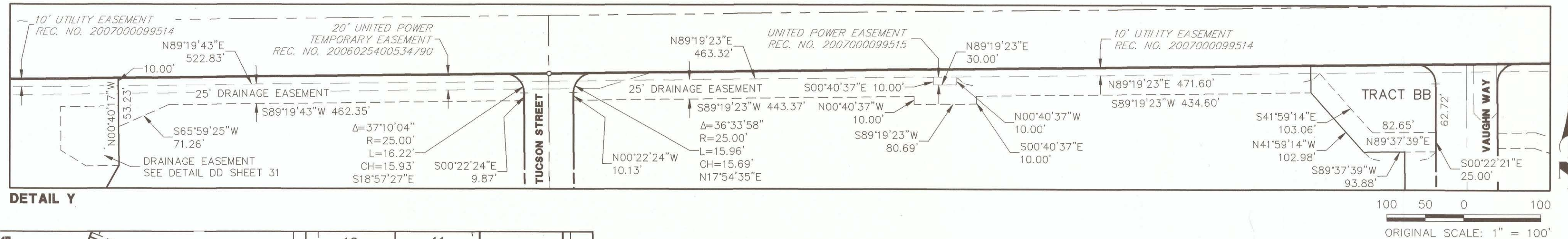
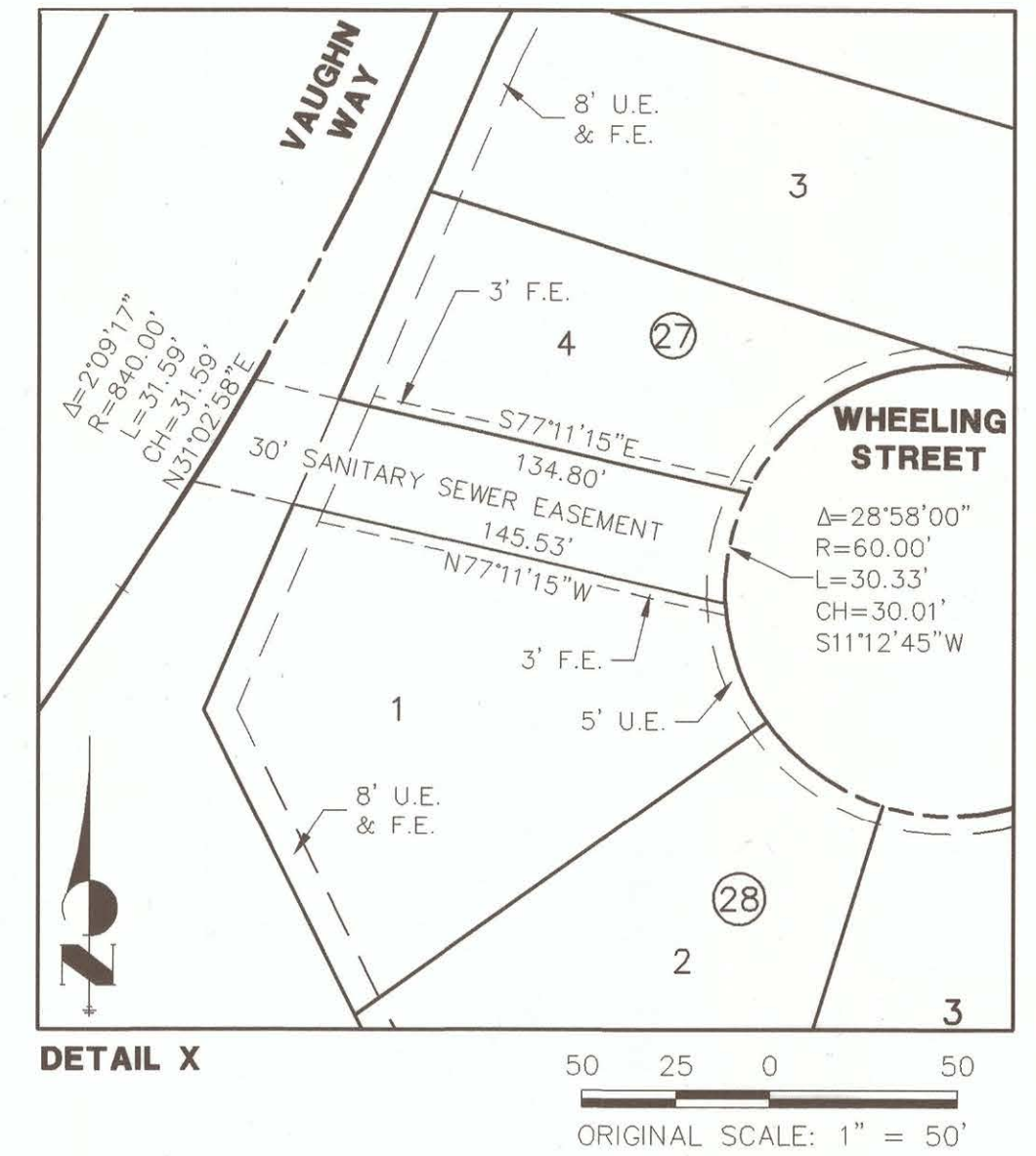
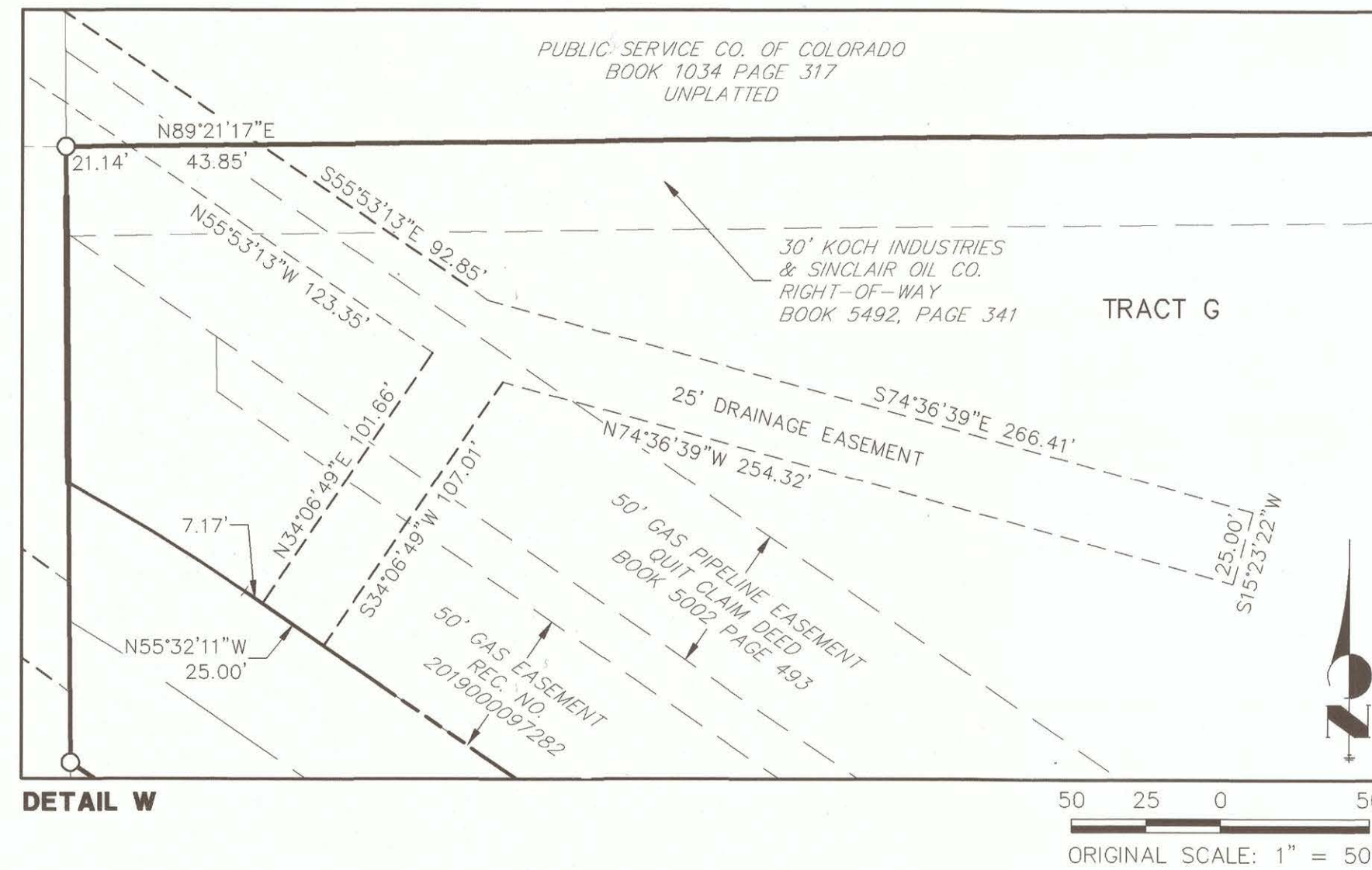
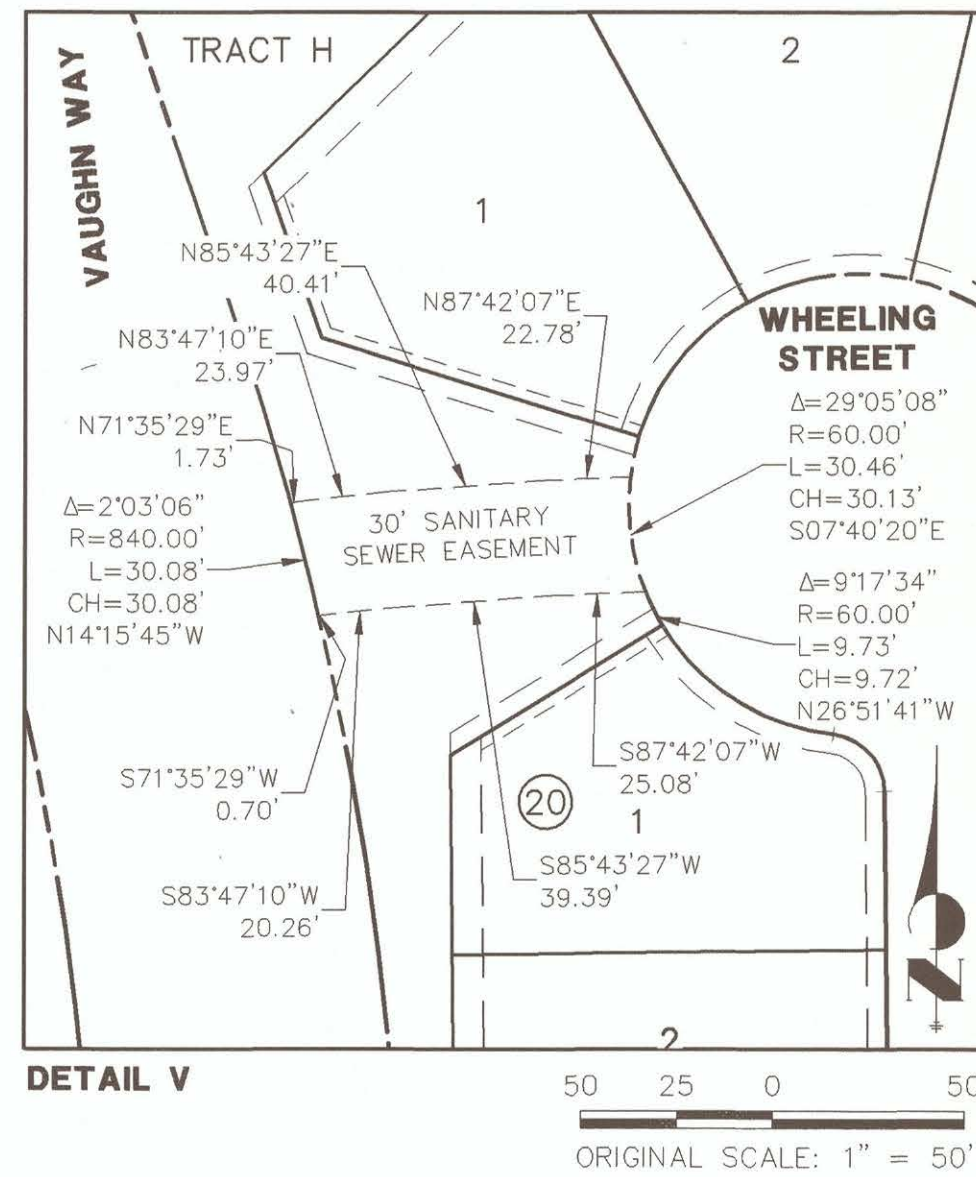
JOB NO. 14421.29
NOVEMBER 25, 2019
SHEET 29 OF 32

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REUNION RIDGE FILING NO. 1

LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 30 OF 32



LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
 - U.E. UTILITY EASEMENT
 - (RB) RADIAL BEARING
- NOTE:**
SEE SHEETS 22 & 23 CURVE TABLES.
SEE SHEET 17 FOR LOT LINE DIMENSIONS.



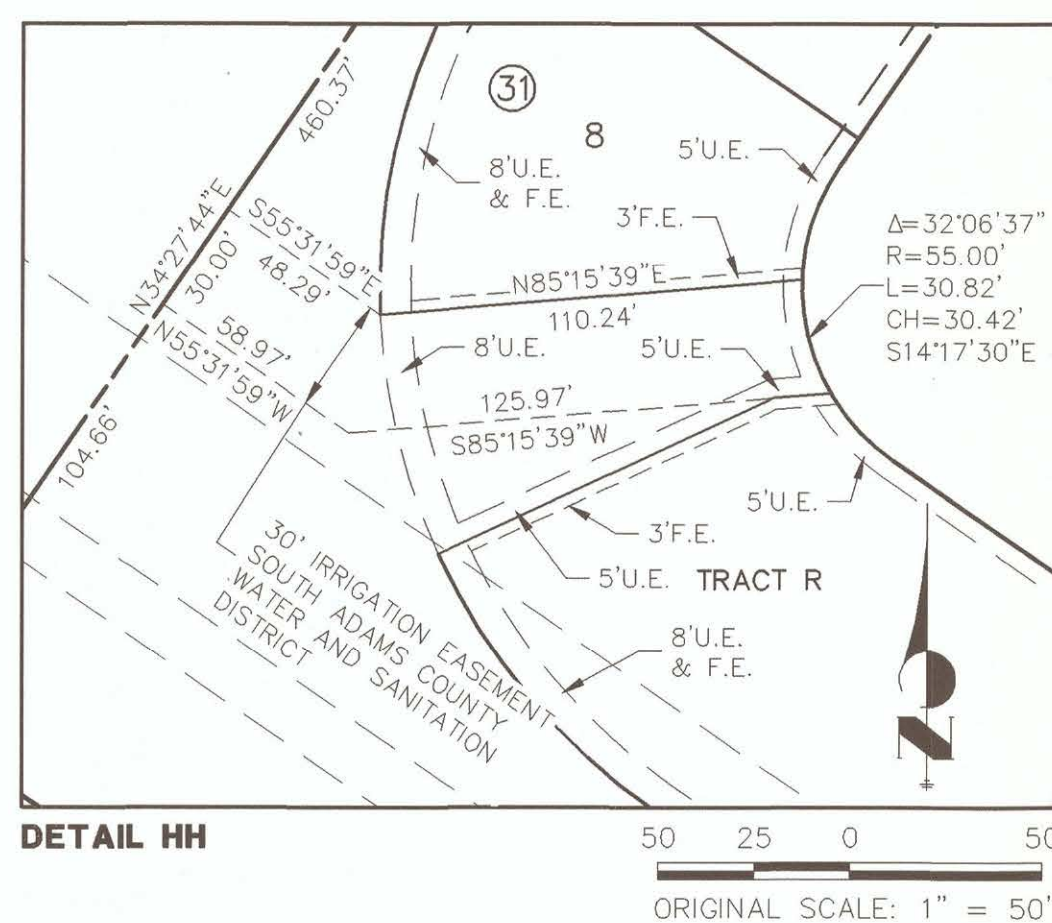
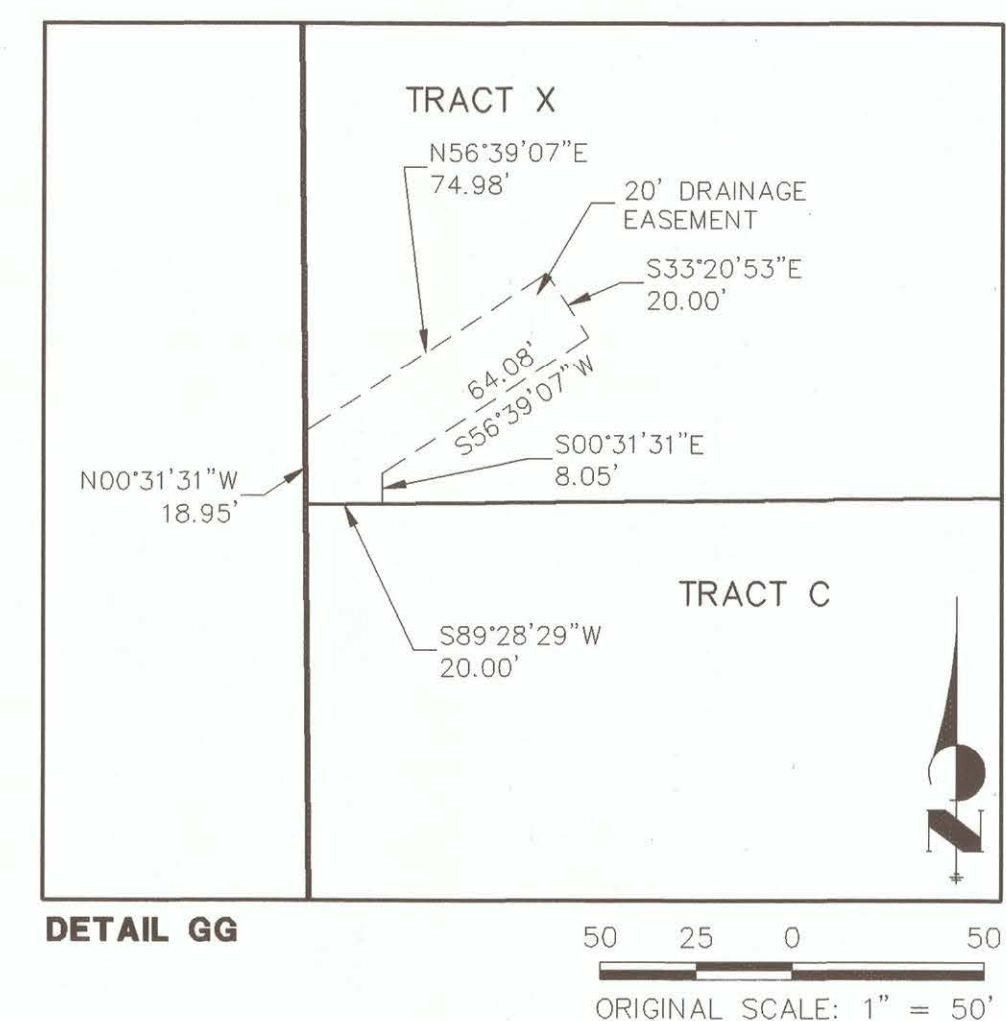
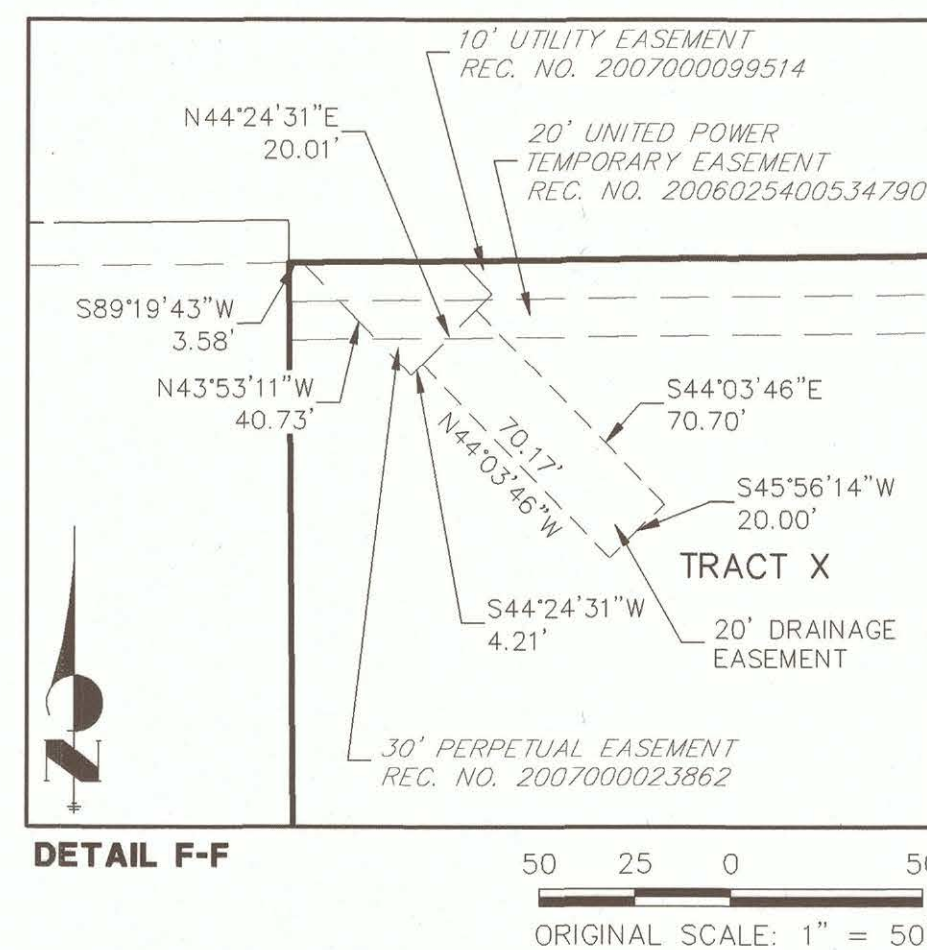
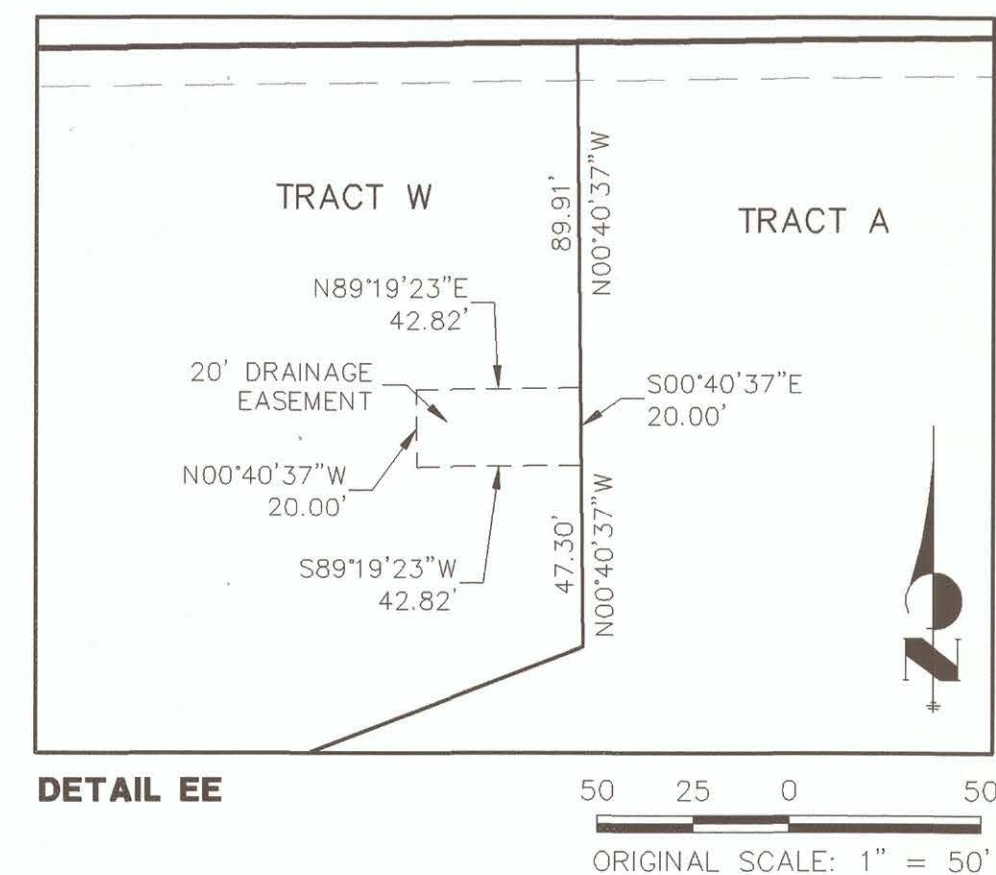
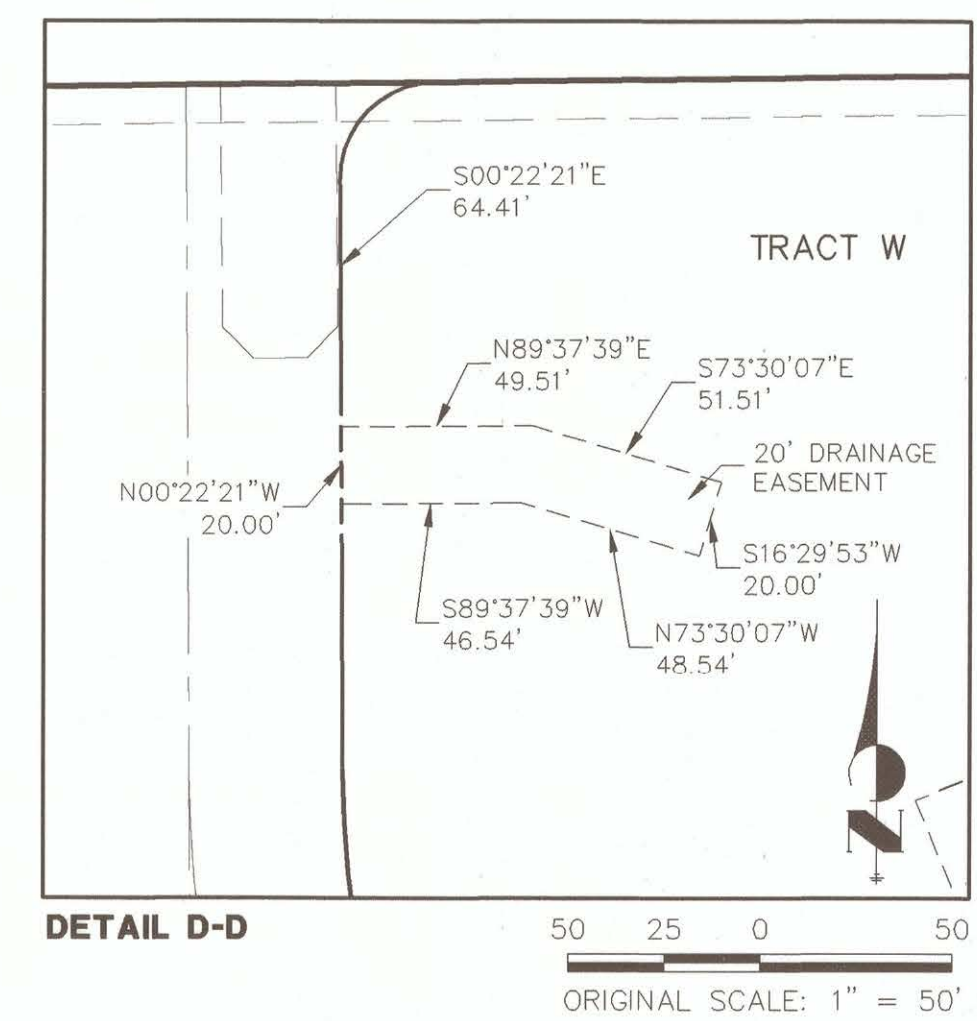
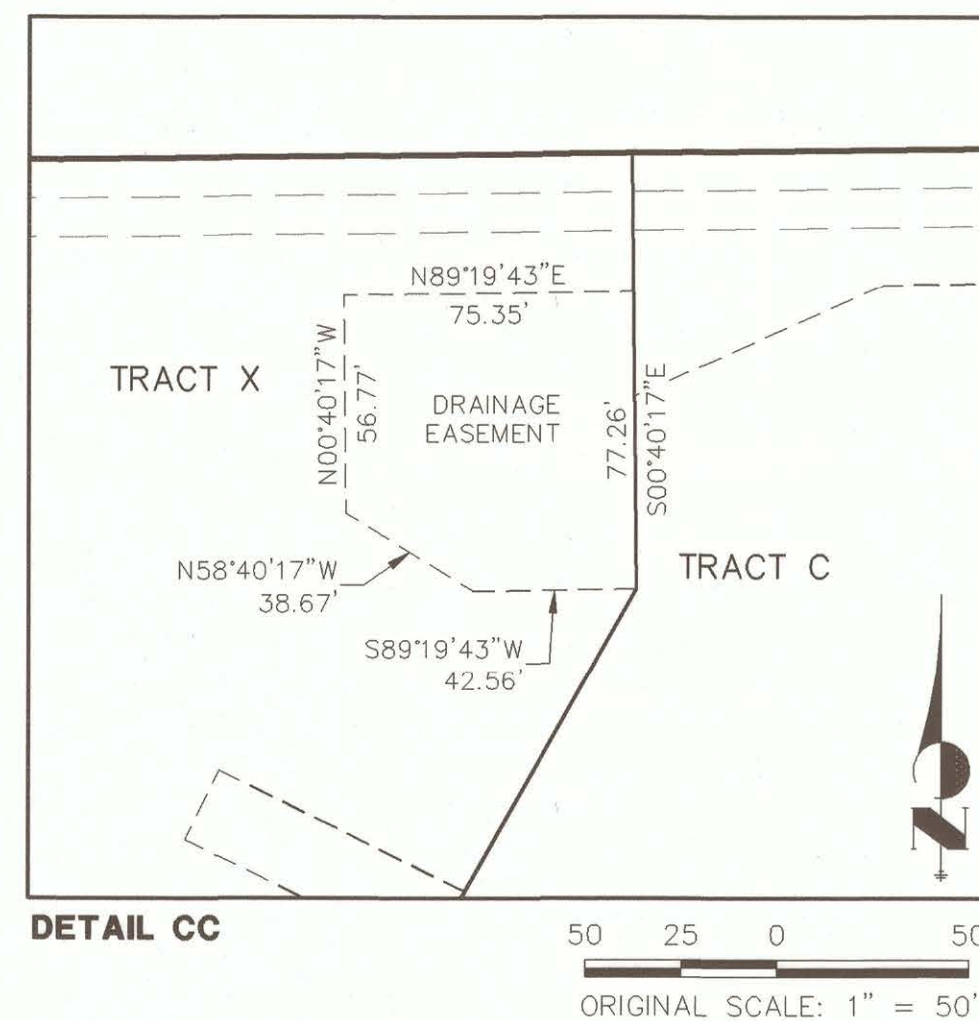
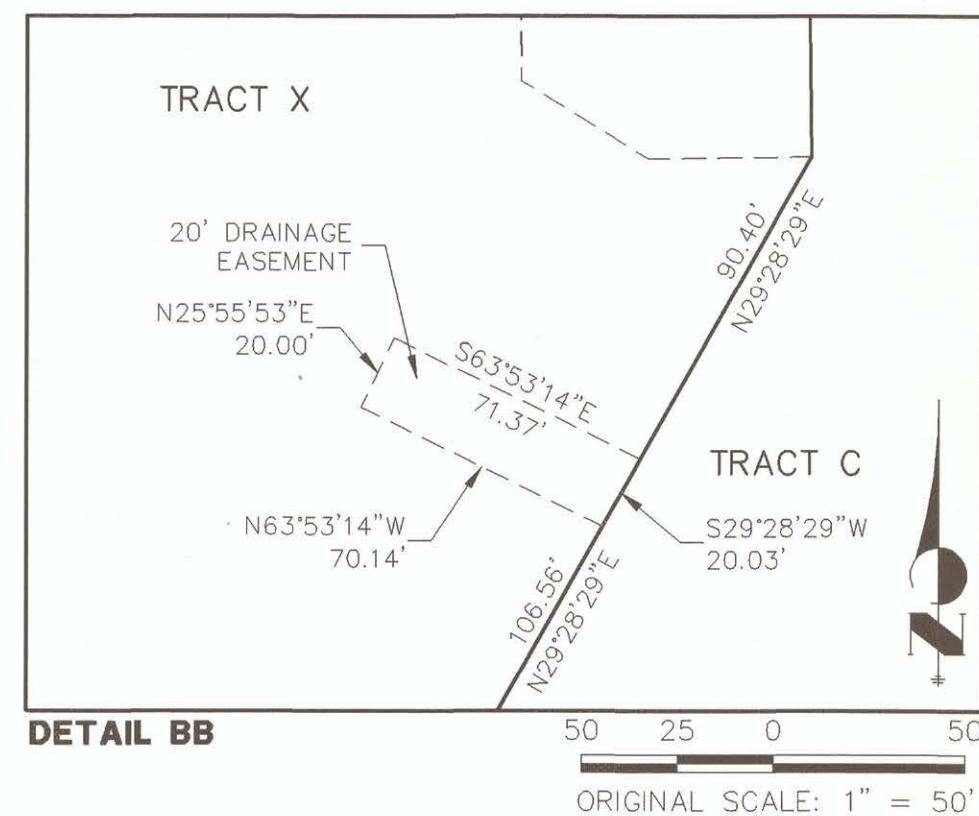
JOB NO. 14421.29
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SHEET 30 OF 32

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 31 OF 32



LEGEND

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

U.E. UTILITY EASEMENT
(RB) RADIAL BEARING

NOTE:
SEE SHEETS 22 & 23 CURVE TABLES.
SEE SHEET 17 FOR LOT LINE DIMENSIONS.

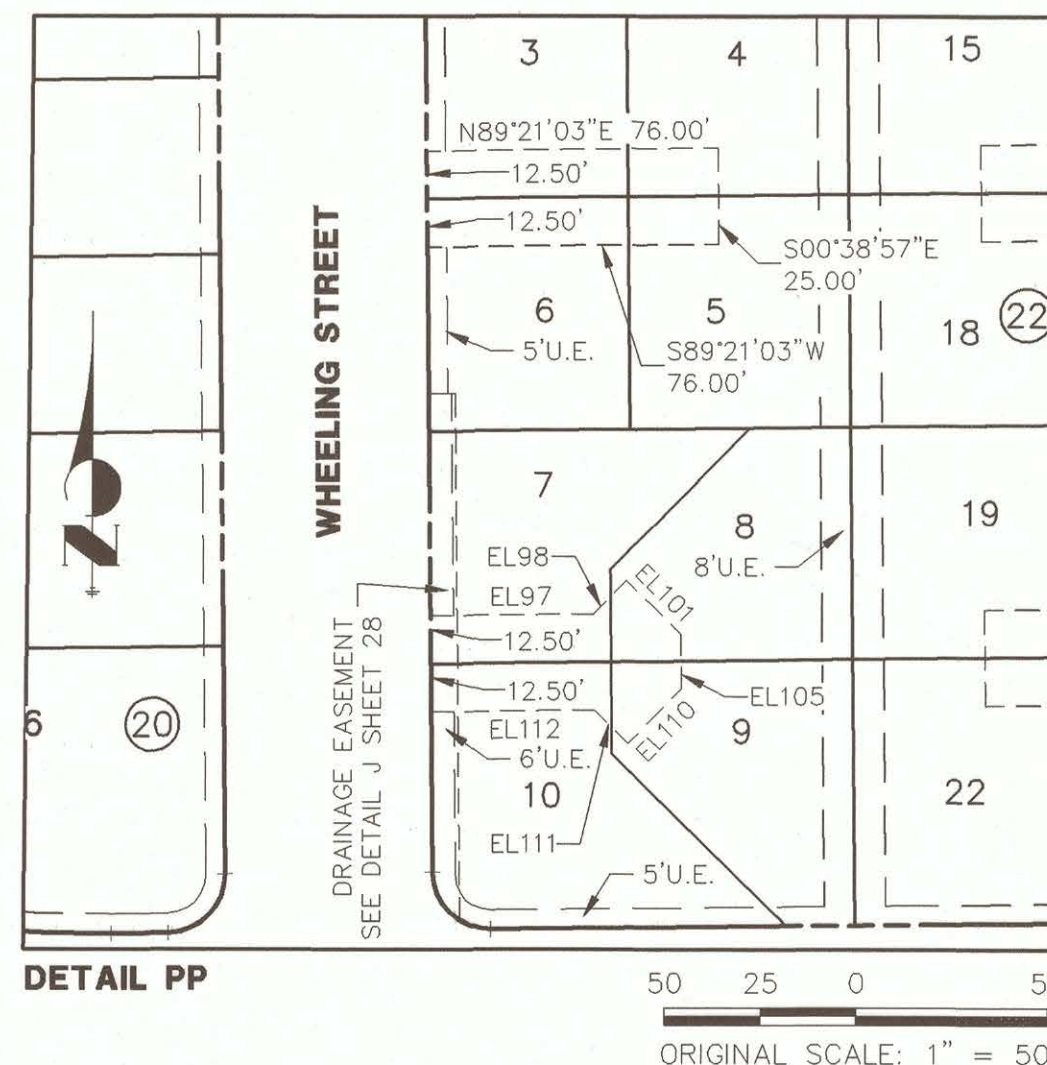
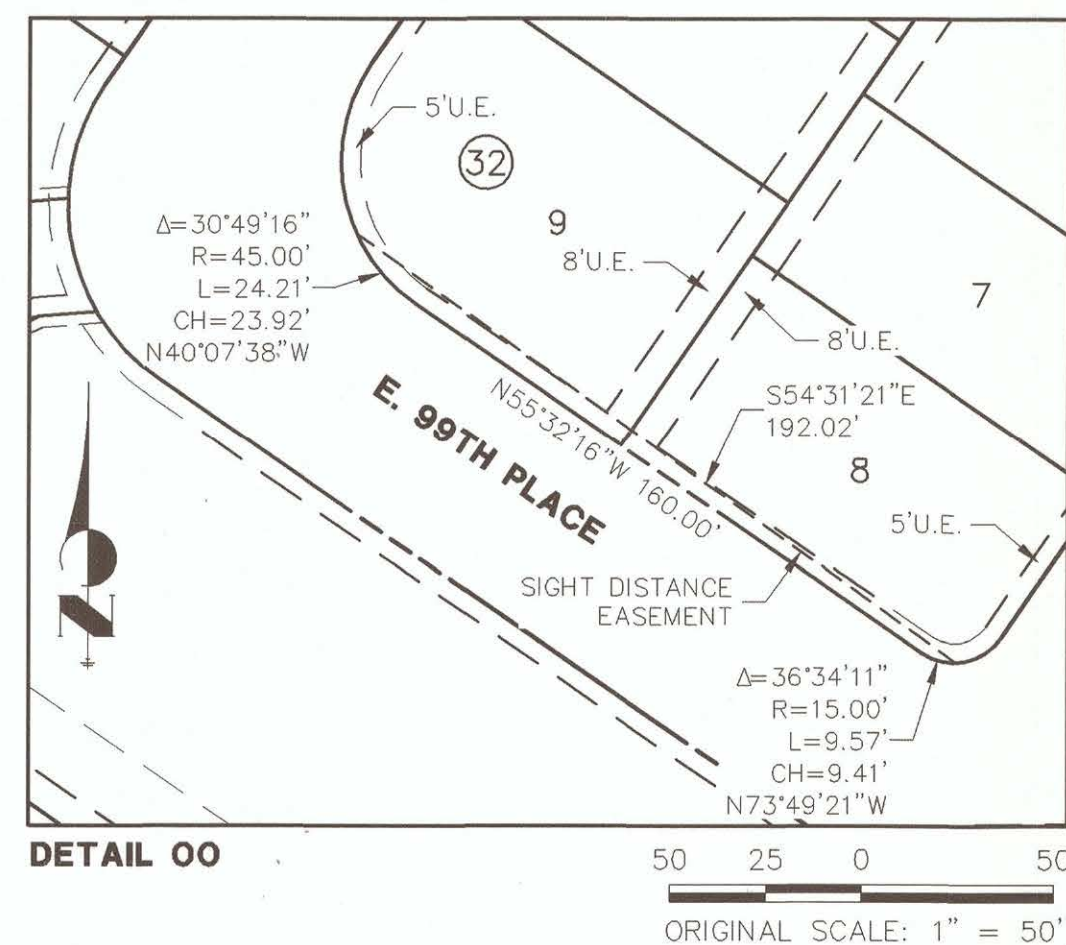
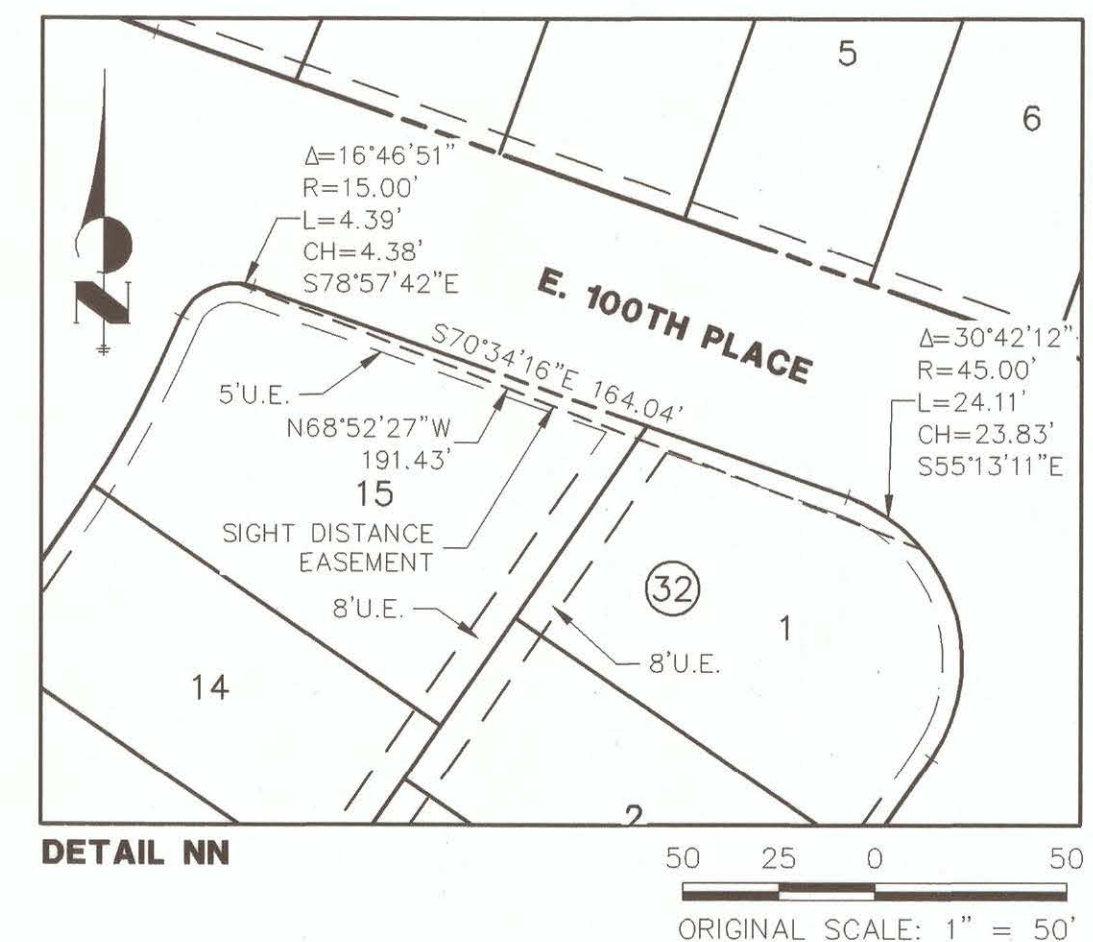
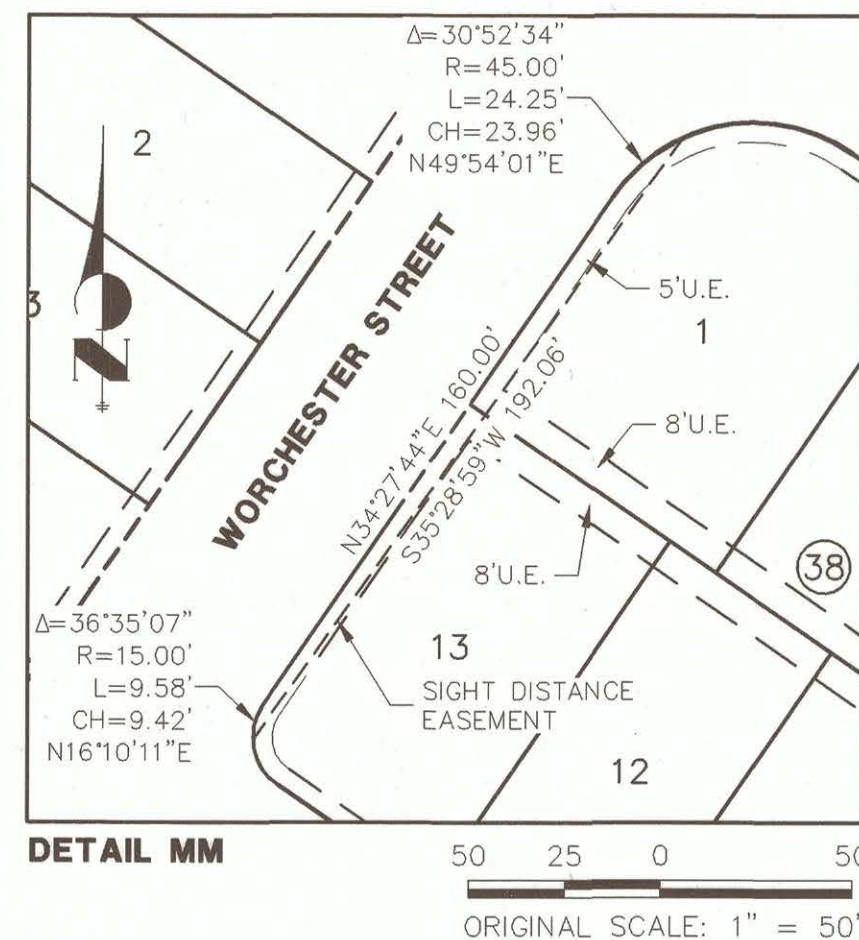
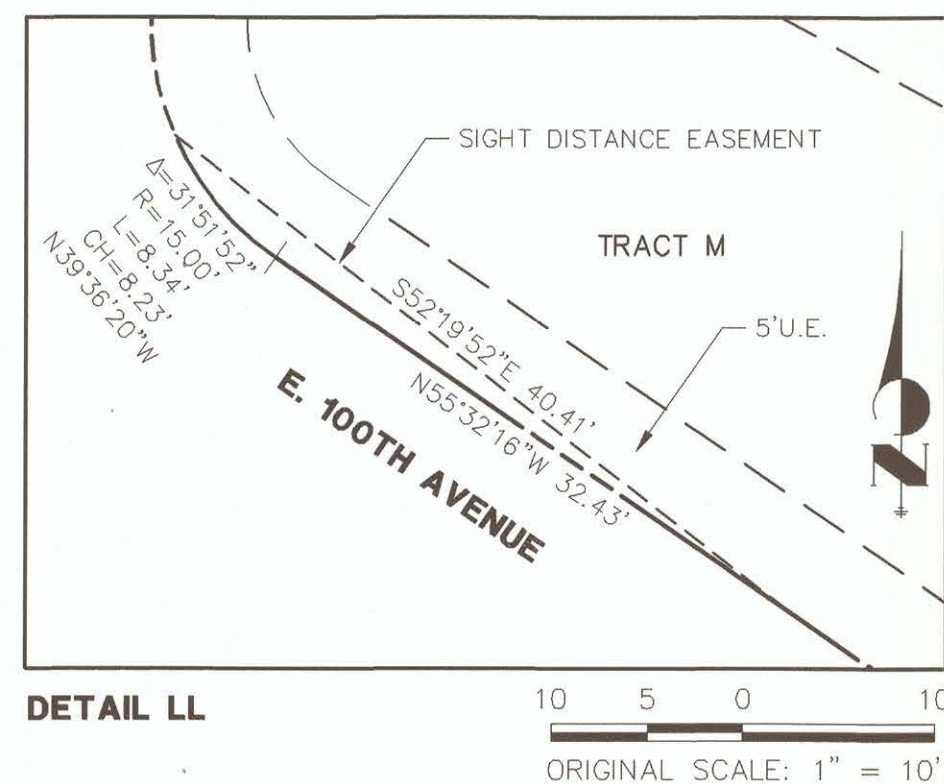
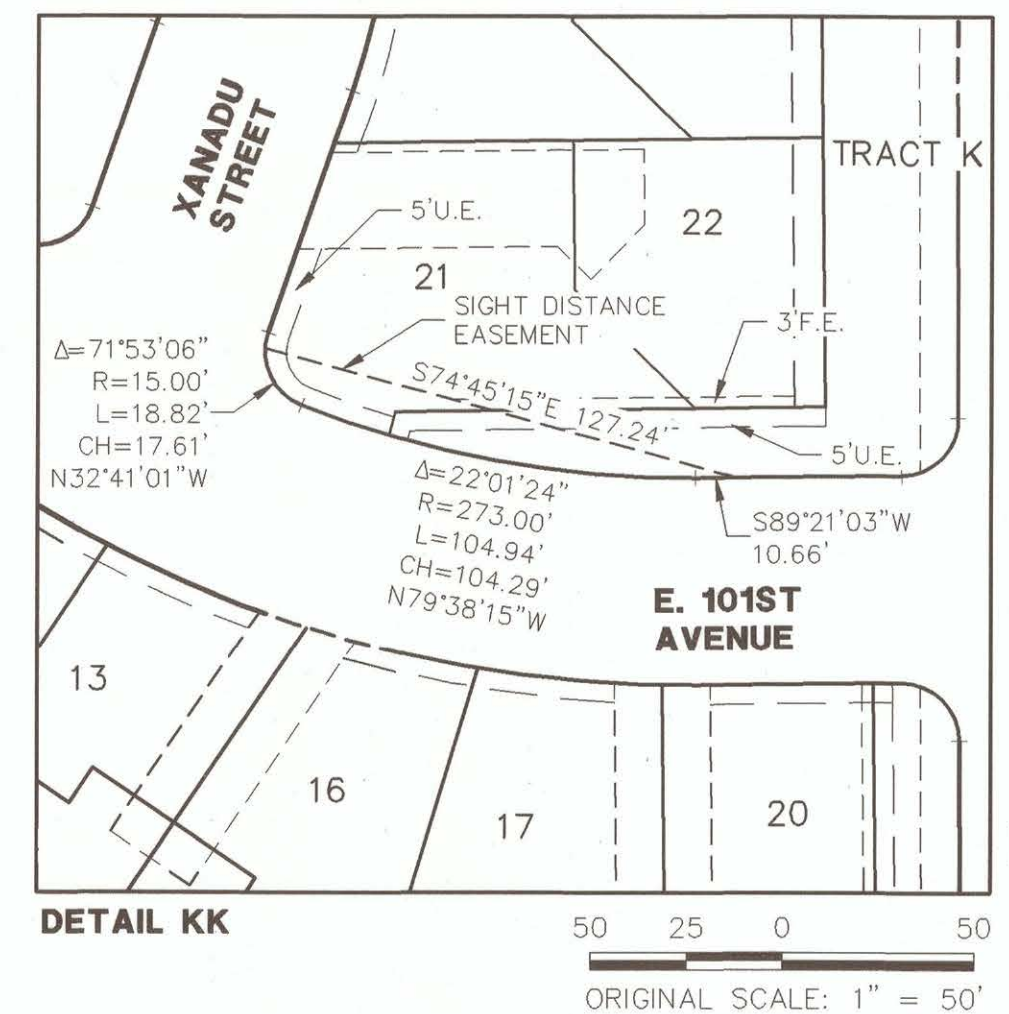
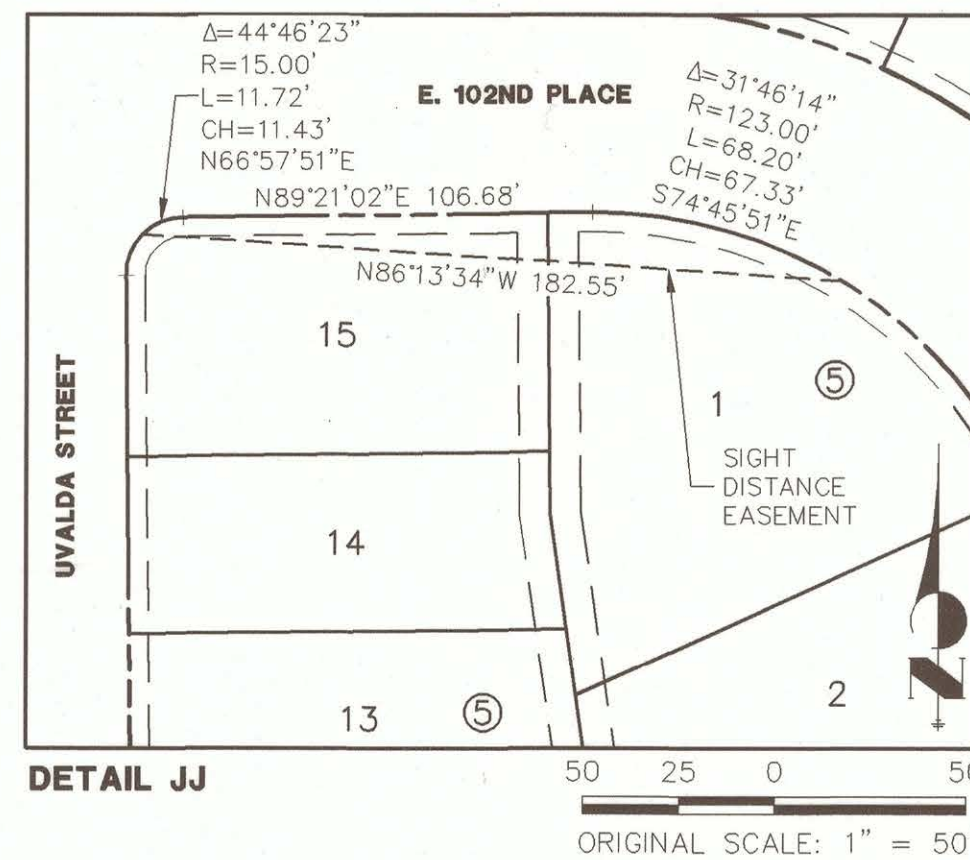
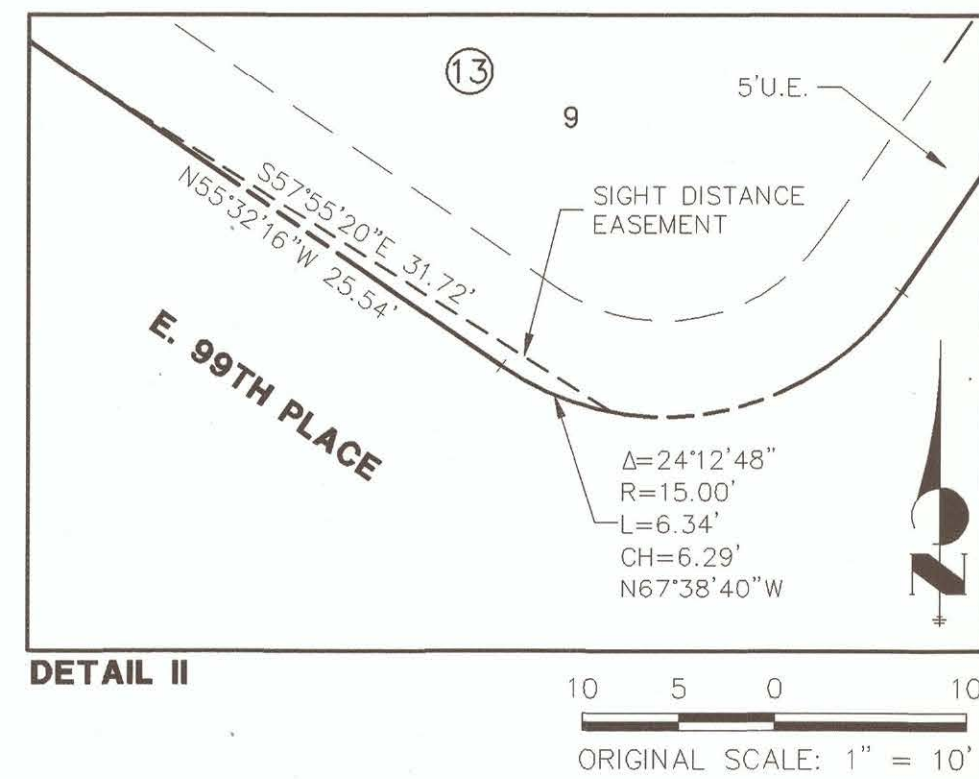


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SHEET 31 OF 32

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SHEET 32 OF 32



LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
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