

FINAL SUBDIVISION PLAT REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, 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 HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, EASEMENTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION FILING NO. 22, AND DOES HEREBY GRANT, DEDICATE AND CONVEY TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, ALL STREET RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USES AND PURPOSES. THE SPECIFIC PURPOSE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC UTILITIES, DRAINAGE, CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS MORE PARTICULARLY SET FORTH HEREIN.

EXECUTED THIS _____ DAY OF _____ A.D., 2014.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

TITLE: _____ TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

A.D. 2014, BY _____, AS _____, AND

BY _____, AS _____, OF 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 FEBRUARY 7, 2005, AT INSTRUMENT NO. 20050207000126970 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. 2014.

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 COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2014, 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:

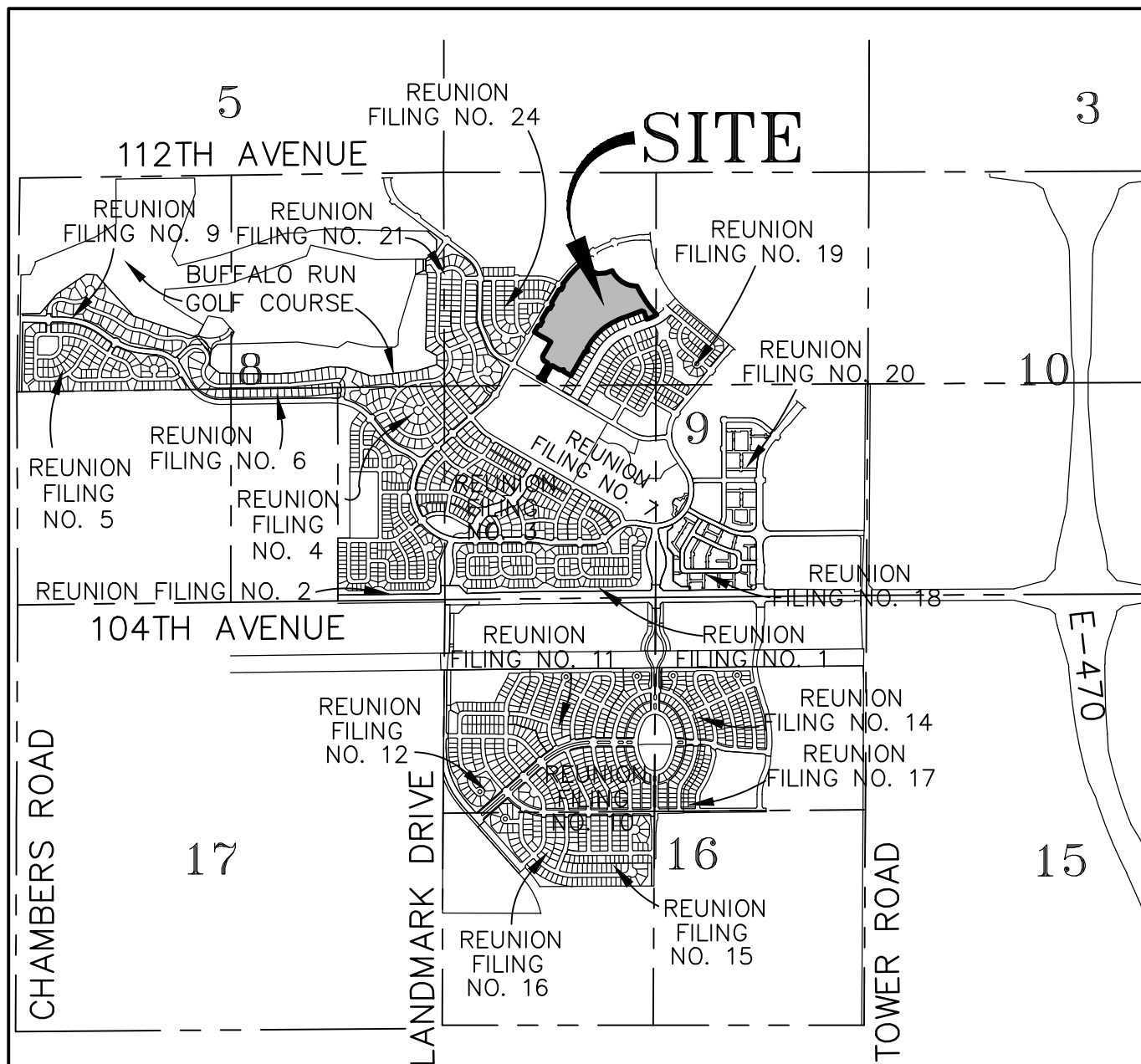
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2014, 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



VICINITY MAP

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F.±)	AREA (AC.±)	USE	OWNER	MAINTAINED BY
A	1,023	0.023	LANDSCAPE/OPEN SPACE	RMD	RMD
B	1,746	0.040	LANDSCAPE/OPEN SPACE	RMD	RMD
C	2,055	0.047	LANDSCAPE/OPEN SPACE	RMD	RMD
D	1,131	0.026	LANDSCAPE/OPEN SPACE	RMD	RMD
E	2,328	0.053	LANDSCAPE/OPEN SPACE	RMD	RMD
F	138,076	3.170	DRAINAGE/OPEN SPACE	RMD	RMD
TOTAL TRACTS:	146,358	3.360			
TOTAL LOT AREA:	577,490	13.257			
TOTAL R.O.W. AREA:	232,447	5.336	RIGHT-OF-WAY	CCC	CCC
TOTAL SITE AREA:	956,295	21.954			

RMD = REUNION METROPOLITAN DISTRICT

CCC = CITY OF COMMERCE CITY

THIS SUBDIVISION PLAT CONTAINS 100 LOTS AND 6 TRACTS

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 HEREON.



DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38064
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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 IS HEREBY GIVEN

- ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION PLAT DIVIDES LANDS PREVIOUSLY APPROVED AS A PART OF REUNION PUD ZONE DOCUMENT NO. 3615, RECORDED DECEMBER 17, 2002 AT RECEPTION NO. C1068494 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY.
- THE STORM WATER FACILITIES PROPOSED WITHIN TRACT F SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER 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 (EXCEPT FOR STORM DRAINAGE IMPROVEMENTS THAT ARE PART OF THE STORM DRAINAGE FACILITIES) WILL BE CONSTRUCTED IN THE STORM DRAINAGE AREA AND NO CHANGES OR ALTERATION AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE STORM DRAINAGE AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

CITY STAFF CERTIFICATE

APPROVED BY CITY OF ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF

_____, A.D. 2014.

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF

COMMERCE CITY, THIS _____ DAY OF _____, A.D., 2014

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., 2014.

COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

RECEPTION NO. _____

FINAL SUBDIVISION PLAT
REUNION FILING NO. 22
A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, WHENCE THE NORTHWEST CORNER OF SAID SECTION 9 BEARS NORTH 00°09'46" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE NORTH 84°32'35" EAST 1175.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PARKSIDE DRIVE NORTH, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS, RECORDED AT RECEPTION NO. C0917092 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID ADAMS COUNTY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST AND THE **THE POINT OF BEGINNING**;

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 182.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 39.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 86.39 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 192.50 FEET;

THENCE NORTH 59°47'22" WEST 238.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF LANDMARK DRIVE, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS - PHASE 3B, RECORDED AT INSTRUMENT NO. 20050801000810210, OF SAID RECORDS;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NORTH 30°12'38" EAST 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 2) NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 3) NON-TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST;
- 4) NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 5) TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 6) NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 7) NON-TANGENT TO SAID CURVE NORTH 30°12'38" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST;
- 8) NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 9) TANGENT TO SAID CURVE NORTH 30°12'38" EAST 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 10) NORTHEASTERLY ALONG SAID CURVE 33.95 FEET THROUGH A CENTRAL ANGLE OF 97°15'49";
- 11) NON-TANGENT TO SAID CURVE, NORTH 28°37'39" EAST 54.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°28'27" EAST;
- 12) NORTHERLY ALONG SAID CURVE 30.39 FEET THROUGH A CENTRAL ANGLE OF 87°03'03" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1272.00 FEET;
- 13) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'35" AN ARC LENGTH OF 236.65 FEET;

THENCE, DEPARTING SAID SOUTHEASTERLY BOUNDARY NON-TANGENT TO SAID CURVE, SOUTH 40°19'18" EAST 8.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 66.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°54'09", AN ARC LENGTH OF 28.90 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE NON-TANGENT TO SAID CURVE, SOUTH 65°13'27" EAST, A DISTANCE OF 5.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'00", AN ARC LENGTH OF 16.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 119.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'16", AN ARC LENGTH OF 21.54 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°09'11" EAST, A DISTANCE OF 6.71 FEET;

THENCE SOUTH 72°30'34" EAST, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 99.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'21", AN ARC LENGTH OF 21.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'45", AN ARC LENGTH OF 52.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°56'58" EAST, A DISTANCE OF 25.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 189.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'17", AN ARC LENGTH OF 73.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°53'45" EAST, A DISTANCE OF 2.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 116.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°23'54", AN ARC LENGTH OF 67.91 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°42'21" EAST, A DISTANCE OF 15.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 99.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'22", AN ARC LENGTH OF 38.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 56°40'59" EAST, A DISTANCE OF 48.23 FEET;

THENCE SOUTH 63°01'01" EAST, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 86.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'01", AN ARC LENGTH OF 28.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 81°54'02" EAST, A DISTANCE OF 2.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 134.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'13", AN ARC LENGTH OF 61.67 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 55°37'49" EAST, A DISTANCE OF 20.74 FEET;

THENCE SOUTH 52°35'10" EAST, A DISTANCE OF 27.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 120.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'02", AN ARC LENGTH OF 64.93 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 83°35'12" EAST, A DISTANCE OF 25.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°32'59", AN ARC LENGTH OF 95.02 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 36°02'13" EAST, A DISTANCE OF 31.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 34.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'49", AN ARC LENGTH OF 18.62 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 05°06'24" EAST, A DISTANCE OF 10.42 FEET;

THENCE SOUTH 06°28'51" WEST, A DISTANCE OF 20.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 57.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°45'45", AN ARC LENGTH OF 39.90 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 33°16'54" EAST, A DISTANCE OF 43.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE

LEGAL DESCRIPTION CONTINUED

OF 28°12'50", AN ARC LENGTH OF 24.87 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°29'43" EAST, A DISTANCE OF 78.94 FEET;

THENCE SOUTH 53°18'07" EAST, A DISTANCE OF 16.37 FEET;

THENCE SOUTH 45°09'08" EAST, A DISTANCE OF 68.58 FEET;

THENCE SOUTH 48°13'27" EAST, A DISTANCE OF 32.68 FEET;

THENCE SOUTH 51°02'49" EAST, A DISTANCE OF 31.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 69.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°50'55", AN ARC LENGTH OF 22.86 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 32°11'54" EAST, A DISTANCE OF 9.30 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF UNITY PARKWAY, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS - PHASE 3A, RECORDED AT INSTRUMENT NO. 20050801000810200, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 553.13 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°09'01" WEST;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'20" AN ARC LENGTH OF 150.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF REUNION FILING NO. 19, 1ST AMENDMENT PER PLAT RECORDED AT INSTRUMENT NO. 20051114001252240, IN SAID RECORDS

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY ALONG THE WESTERLY BOUNDARY OF SAID REUNION FILING NO. 19, 1ST AMENDMENT THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NON-TANGENT TO SAID CURVE, NORTH 20°39'17" WEST 100.00 FEET;
- 2) NORTH 65°39'17" WEST 28.28 FEET;
- 3) SOUTH 69°20'43" WEST 195.00 FEET;
- 4) NORTH 20°39'17" WEST 1.39 FEET;
- 5) SOUTH 69°20'43" WEST 54.00 FEET;
- 6) SOUTH 67°37'19" WEST 81.29 FEET;
- 7) SOUTH 63°18'22" WEST 82.48 FEET;
- 8) SOUTH 57°12'22" WEST 82.47 FEET;
- 9) SOUTH 51°06'23" WEST 82.47 FEET;
- 10) SOUTH 45°00'25" WEST 82.47 FEET;
- 11) SOUTH 38°54'26" WEST 82.47 FEET;
- 12) SOUTH 32°51'17" WEST 81.52 FEET;
- 13) SOUTH 30°12'38" WEST 425.17 FEET;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 59°47'22" WEST 104.27 FEET;

THENCE NORTH 06°47'24" WEST 24.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°47'23" WEST;

THENCE WESTERLY ALONG SAID CURVE 54.72 FEET THROUGH A CENTRAL ANGLE OF 57°00'01";

THENCE TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, SOUTH 30°12'38" WEST 182.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO SAID NORTHERLY RIGHT-OF-WAY OF PARKSIDE DRIVE NORTH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND NON-TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 94.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 21.954 ACRES (956,295 SQ. FT.), MORE OR LESS.



 <div>8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 10713-18</div>	DATE OF PREPARATION:	02-03-2014
	SCALE:	N/A
	SHEET 2 OF 7	

FINAL SUBDIVISION PLAT
REUNION FILING NO. 22
A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 7

NOTES

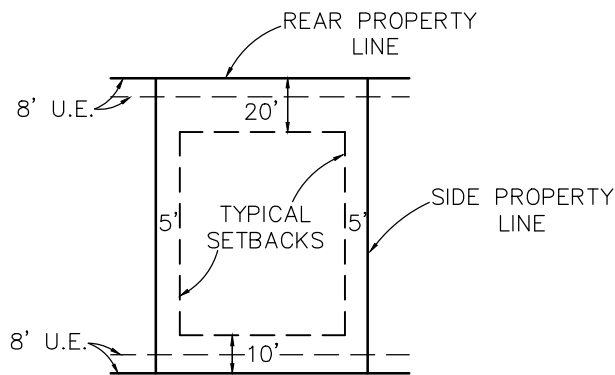
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS SURVEY RELIES ON COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 597-H0374928-023-DT3 DATED JUNE 5, 2013. NO 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.
- BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AS BEARING NORTH 00°09'46" WEST BETWEEN THE MONUMENTS SHOWN HEREON.
- FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS LOCATED WITHIN 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 08001C0343 H, WITH A MAP REVISION DATE OF MARCH 5, 2007.
- THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHT-OF-WAY

STRIPS OF LAND SHOWN AND DESIGNATED ON THIS PLAT BY THE LETTERS (A), (C), (D), (G), (H), AND (R) SHALL BE SUBJECT TO NON-EXCLUSIVE EASEMENTS ("SPECIFIC PURPOSE EASEMENTS") FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND LINES AND FACILITIES AND RELATED SURFACE-MOUNTED EQUIPMENT AND APPURTENANCES FOR THE SPECIFIC PURPOSE HEREINAFTER SPECIFIED.

- (A) = UTILITY PURPOSES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE COMMUNICATION SERVICE.
- (B) = INTENTIONALLY NOT USED ON THIS PLAT
- (C) = STORM DRAINAGE SYSTEM
- (D) = GAS SERVICE PURPOSES
- (E) = INTENTIONALLY NOT USED ON THIS PLAT
- (F) = INTENTIONALLY NOT USED ON THIS PLAT
- (G) = SIDEWALKS AND REGIONAL TRIALS
- (H) = FENCE MAINTENANCE PURPOSES
- (R) = RIGHT-OF-WAY LANDSCAPING PURPOSES

THE FOREGOING EASEMENTS ARE HEREBY EXCEPTED AND RESERVED BY SHEA HOMES LIMITED PARTNERSHIP FOR ITSELF, ITS SUCCESSORS AND ASSIGNS.



TYPICAL LOT LAYOUT (N.T.S.)

- NOTE:
- FOR SPECIFIC SETBACKS REFER TO REUNION PUD ZONE DOCUMENT #3615 RECORDED DECEMBER 17, 2002 AT RECEPTION #C1068494, AS AMENDED

GRANT OF RIGHTS TO USE EASEMENTS

- A. SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHTS-OF-WAY

SHEA HOMES LIMITED PARTNERSHIP HEREBY GRANTS THE NON-EXCLUSIVE RIGHT TO USE THE AFORESAID SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHTS-OF-WAY TO THE FOLLOWING PERSONS AND ENTITIES:

- (A) = TO UNITED POWER INC. FOR ELECTRIC SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO QWEST COMMUNICATIONS, INC. FOR TELEPHONE AND TELEGRAPH SERVICE PURPOSES SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO COMCAST OF COLORADO IX, LLC, FOR CABLE COMMUNICATION SERVICE, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO PUBLIC SERVICE COMPANY OF COLORADO, FOR GAS SERVICES PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (C) = TO THE CITY OF COMMERCE CITY, COLORADO, FOR THE CONVEYANCE OF STORM WATERS, DRAINAGE AND DRAINAGE MAINTENANCE PURPOSES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SUCH MAINTENANCE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE GRANT OF DRAINAGE EASEMENT RECORDED FEBRUARY 21, 2002 AT RECEPTION NO. C0930341 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (D) = TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR GAS, ELECTRIC, TELEPHONE AND TELEGRAPH SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002 AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT. THIS EASEMENT MAY ALSO BE USED FOR TURF AND LANDSCAPING (EXCLUDING TREES), POSTAL FACILITIES, STREET SIGNAGE, SIDEWALKS AND PEDESTRIAN PATHS. OTHER UTILITY LINES, AND DRIVEWAYS NOT EXCEEDING 26' IN WIDTH, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
- (G) = TO THE CITY OF COMMERCE CITY, COLORADO, FOR SIDEWALKS AND PEDESTRIAN ACCESS PURPOSES SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED MAY 14, 2004 AT RECEPTION NO. 20040514000357210 OF ADAMS COUNTY COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (H) = TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED MAY 16, 2005 AT INSTRUMENT NO. 20050516000515240 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (R) = RIGHT-OF-WAY LANDSCAPE EASEMENT AREAS ("ROW LEA") AS SHOWN HEREON ARE PART OF THE PROPERTY HEREBY DEDICATED TO THE CITY OF COMMERCE CITY, BUT SHALL BE SUBJECT TO A NON-EXCLUSIVE PERMANENT EASEMENT OVER, ACROSS, UNDER AND THROUGH EACH SUCH RIGHT-OF-WAY LANDSCAPE EASEMENT AREA FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPING IMPROVEMENTS AND MATERIALS, INCLUDING, WITHOUT LIMITATION, GRASS, TREES, SHRUBS, BUSHES AND RELATED IRRIGATION LINES AND FACILITIES (EACH A "LANDSCAPING EASEMENT"). SHEA HOMES LIMITED PARTNERSHIP ("SHEA"), AS THE CURRENT OWNER OF THE RIGHT-OF-WAY LANDSCAPE EASEMENT AREAS, AND FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY EXCEPTS AND RESERVES THE LANDSCAPING EASEMENTS OVER, ACROSS, UNDER AND THROUGH EACH OF THE ROW LEA'S. SHEA, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT FROM TIME TO TIME TO TRANSFER SUCH LANDSCAPING EASEMENTS, TO GRANT RIGHTS TO USE THE SAME, TO ANY ONE OR MORE PERSONS OR PARTIES.





Aztec
CONSULTANTS, INC.
AzTec Proj. No.: 10713-18

8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	02-03-2014
SCALE:	N/A
SHEET 3 OF 7	

FINAL SUBDIVISION PLAT
REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 7

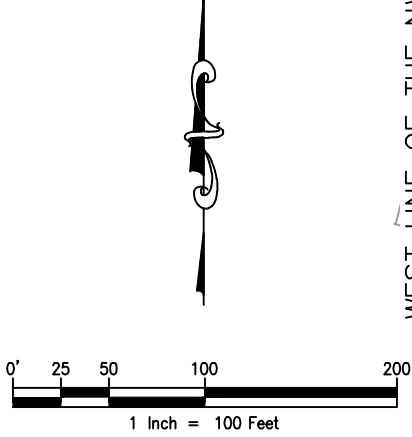
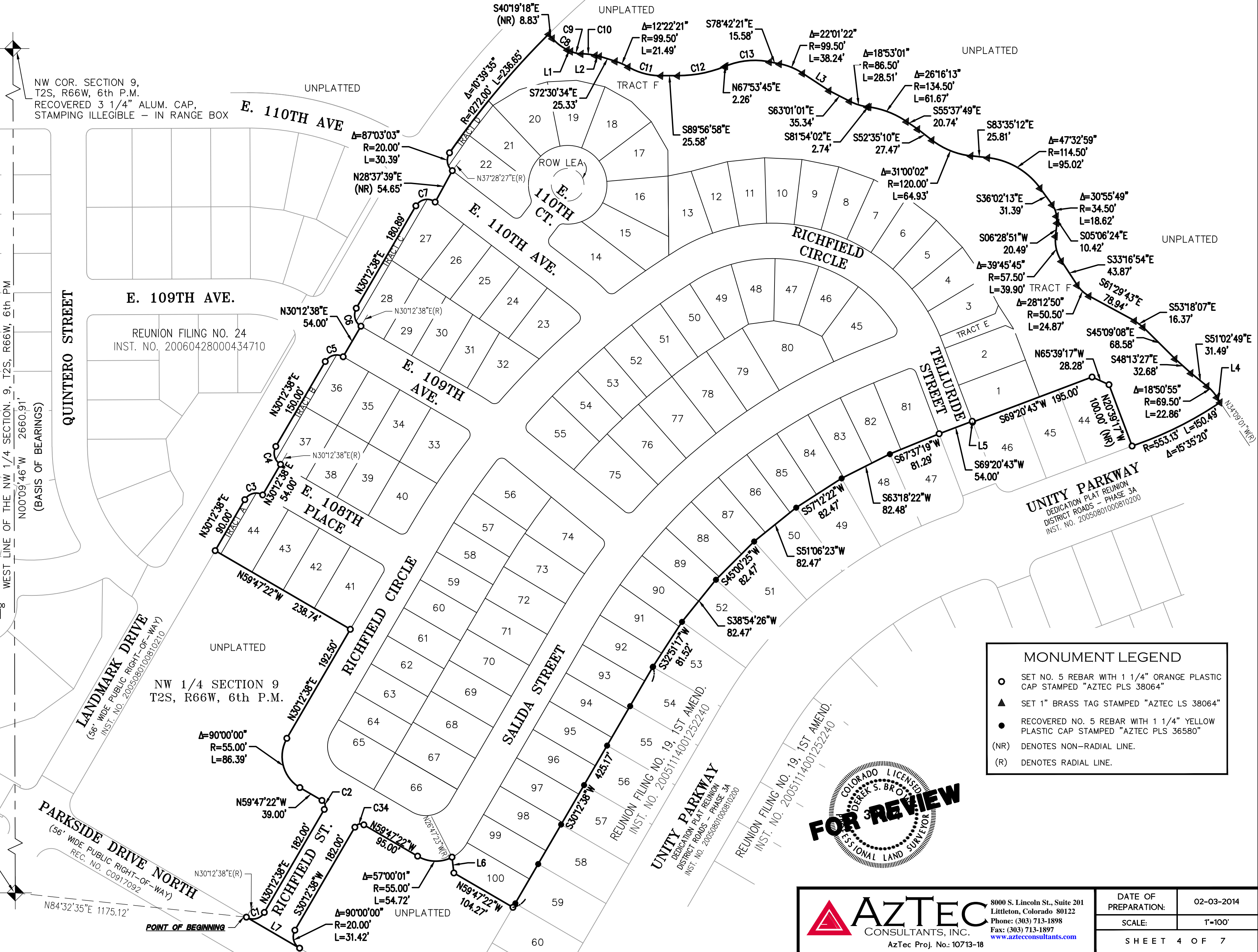
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	90°00'00"	20.00'	31.42'
C7	97°15'49"	20.00'	33.95'
C8	24°54'09"	66.50'	28.90'
C9	23°18'00"	40.50'	16.47'
C10	10°22'16"	119.00'	21.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	29°48'45"	100.50'	52.29'
C12	22°09'17"	189.50'	73.27'
C13	33°23'54"	116.50'	67.91'
C34	90°00'00"	10.00'	15.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°13'27"E	5.81'
L2	S78°09'11"E	6.71'
L3	S56°40'59"E	48.23'
L4	S32°11'54"E	9.30'
L5	N20°39'17"W	1.39'
L6	N06°47'24"W	24.26'
L7	N59°47'22"W	94.00'

NW COR. SECTION 9,
T2S, R66W, 6th P.M.
RECOVERED 3 1/4" ALUM. CAP,
STAMPING ILLEGIBLE - IN RANGE BOX



MONUMENT LEGEND	
○	SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
▲	SET 1" BRASS TAG STAMPED "AZTEC LS 38064"
●	RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36580"
(NR)	DENOTES NON-RADIAL LINE.
(R)	DENOTES RADIAL LINE.



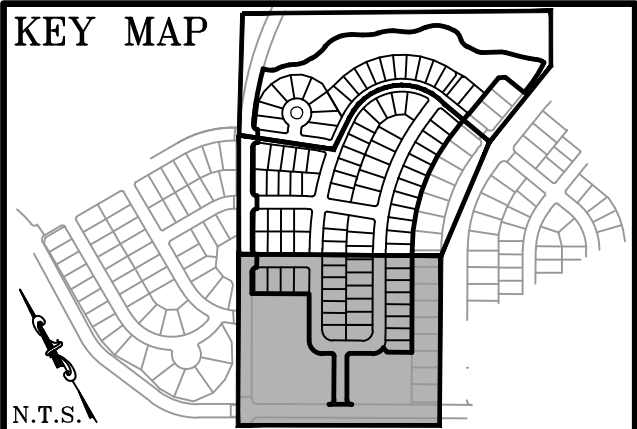
AZTEC
CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 10713-18

DATE OF PREPARATION:	02-03-2014
SCALE:	1"=100'
SHEET 4 OF 7	

FINAL SUBDIVISION PLAT
REUNION FILING NO. 22

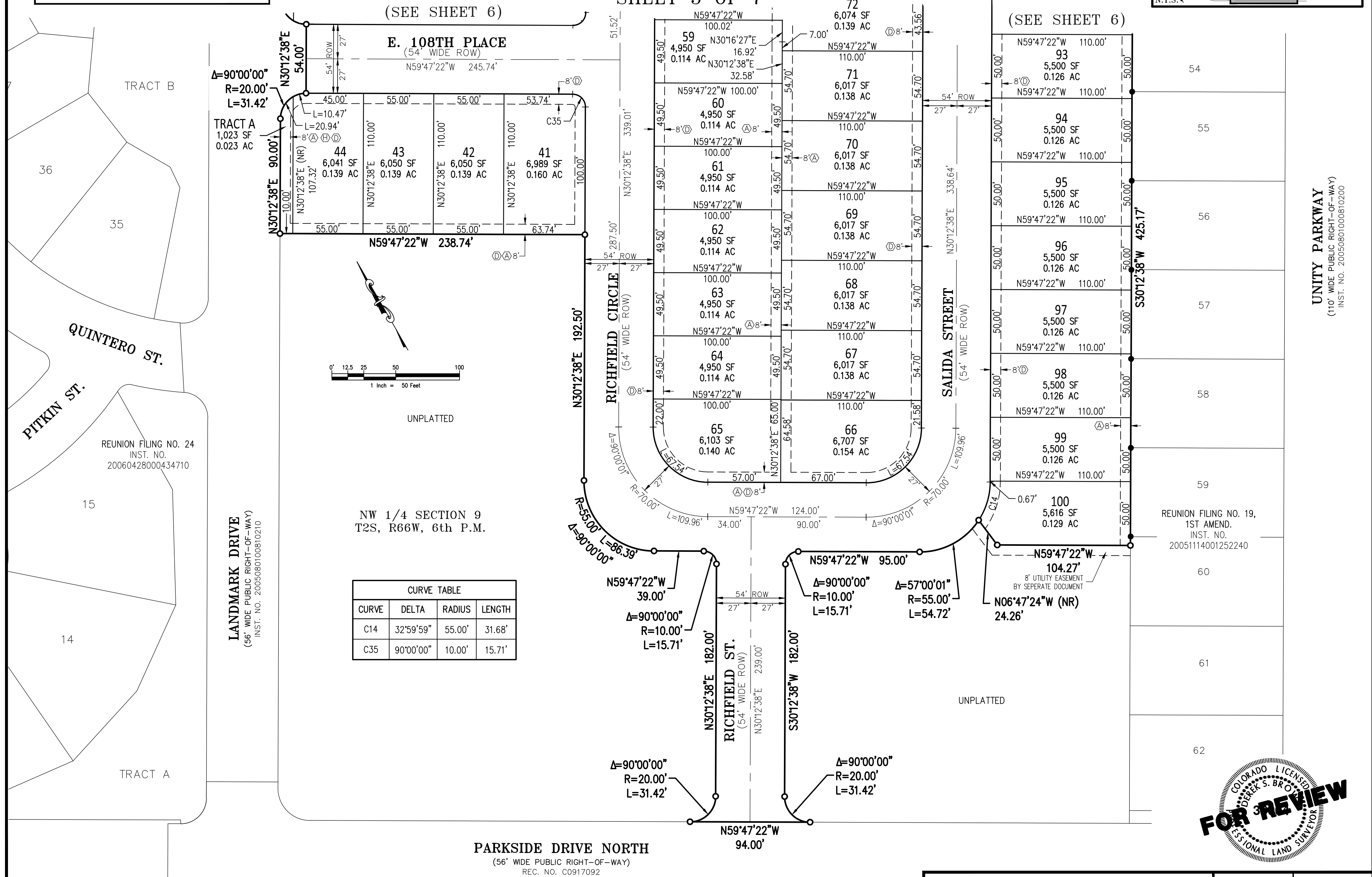
A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 7



MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
 - RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36580"
- (NR) DENOTES NON-RADIAL LINE.
- (R) DENOTES RADIAL LINE.



UNITY PARKWAY
(110' WIDE PUBLIC RIGHT-OF-WAY)
INST. NO. 20050801000810200

FOR REVIEW



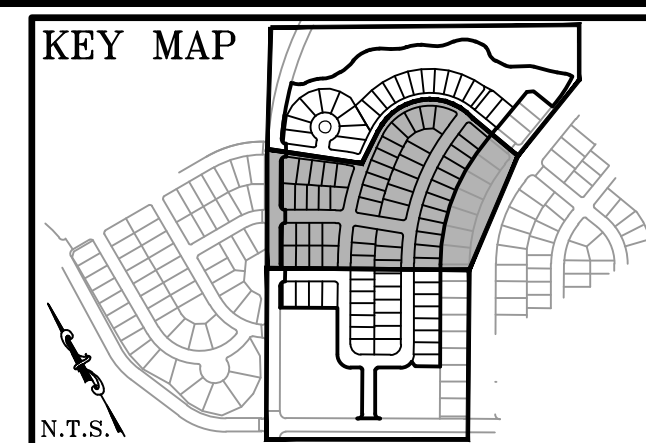
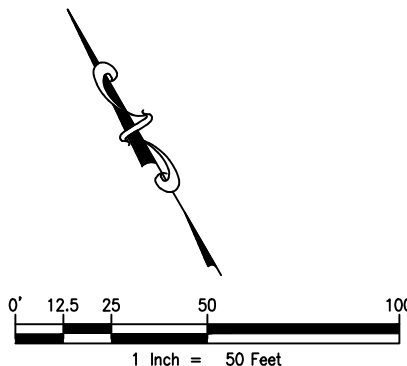
DATE OF PREPARATION:	02-03-2014
SCALE:	1"=50'
S H E E T 5 O F 7	

MONUMENT LEGEND

- SET NO. 5 REBAR
WITH 1 1/4" ORANGE
PLASTIC CAP
STAMPED "AZTEC
PLS 38064"
- RECOVERED NO. 5
REBAR WITH 1 1/4"
YELLOW PLASTIC
CAP STAMPED
"AZTEC LS 36580"

(NR) DENOTES
NON-RADIAL LINE.

(R) DENOTES RADIAL LINE.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	4°22'11"	277.00'	21.13'
C16	30°00'00"	20.00'	10.47'
C17	94°03'53"	10.00'	16.42'
C25	0°26'45"	1149.00'	8.94'
C26	100°00'13"	10.00'	17.45'
C27	91°17'14"	10.00'	15.93'
C28	91°51'42"	10.00'	16.03'
C31	87°44'35"	10.00'	15.31'
C32	13°28'46"	200.00'	47.05'
C33	1°17'14"	250.00'	5.62'
C36	90°00'00"	10.00'	15.71'
C37	94°38'10"	10.00'	16.52'
C38	83°30'16"	10.00'	14.57'
C39	91°51'42"	10.00'	16.03'
C40	87°47'17"	10.00'	15.32'


AZTEC
 CONSULTANTS, INC.
 8000 S. Lincoln St., Suite 2
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
www.aztecconsultants.com
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DATE OF PREPARATION:	02-03-201
SCALE:	1"=50'
S H E E T 6 O F 7	

FINAL SUBDIVISION PLAT
REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 7

