

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7

LOCATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 1 OF 8

LEGAL DESCRIPTION and DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORTHWOOD VILLAGE ASSOCIATES, LTD. AND 120TH AND BUCKLEY ASSOCIATES, LTD., BEING THE OWNERS OF THAT PART OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOT 1, BLOCK 5, COLUMBINE RANCHES FIRST FILING, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR SOUTH 00°02'10" WEST;

THENCE SOUTH 00°02'10" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 2619.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 112TH AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST 112TH AVENUE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°06'38" WEST, A DISTANCE OF 796.49 FEET TO THE SOUTHEAST CORNER OF BUFFALO RUN GOLF COURSE AS RECORDED IN BOOK 4500 AT PAGE 277;

THENCE ALONG THE EAST BOUNDARY LINE OF SAID BUFFALO RUN GOLF COURSE THE FOLLOWING SIX (6) COURSES:

1. NORTH 09°00'44" EAST, A DISTANCE OF 891.26 FEET;
2. NORTH 06°19'34" WEST, A DISTANCE OF 869.84 FEET;
3. NORTH 10°34'51" EAST, A DISTANCE OF 475.26 FEET;
4. NORTH 02°56'37" WEST, A DISTANCE OF 694.80 FEET;
5. NORTH 76°35'22" EAST, A DISTANCE OF 691.79 FEET;
6. NORTH 00°01'53" EAST, A DISTANCE OF 215.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4, RECORDED IN FILE 18, MAP 938, AT RECEPTION NO. C1200209;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4 THE FOLLOWING THREE (3) COURSES:

1. NORTH 84°36'20" EAST, A DISTANCE OF 30.14 FEET;
2. SOUTH 00°01'53" WEST, A DISTANCE OF 81.57 FEET;
3. NORTH 89°32'29" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF BUFFALO RUN GOLF COURSE RECORDED IN BOOK 4500 AT PAGE 277;

THENCE SOUTH 00°01'53" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID BUFFALO RUN GOLF COURSE, A DISTANCE OF 30.39 FEET;

THENCE NORTH 89°43'54" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°01'53" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 146.42 FEET;

THENCE NORTH 80°23'42" WEST, A DISTANCE OF 32.63 FEET;

THENCE SOUTH 03°51'30" WEST, A DISTANCE OF 110.02 FEET TO A POINT OF NON-TANGENT CURVE;

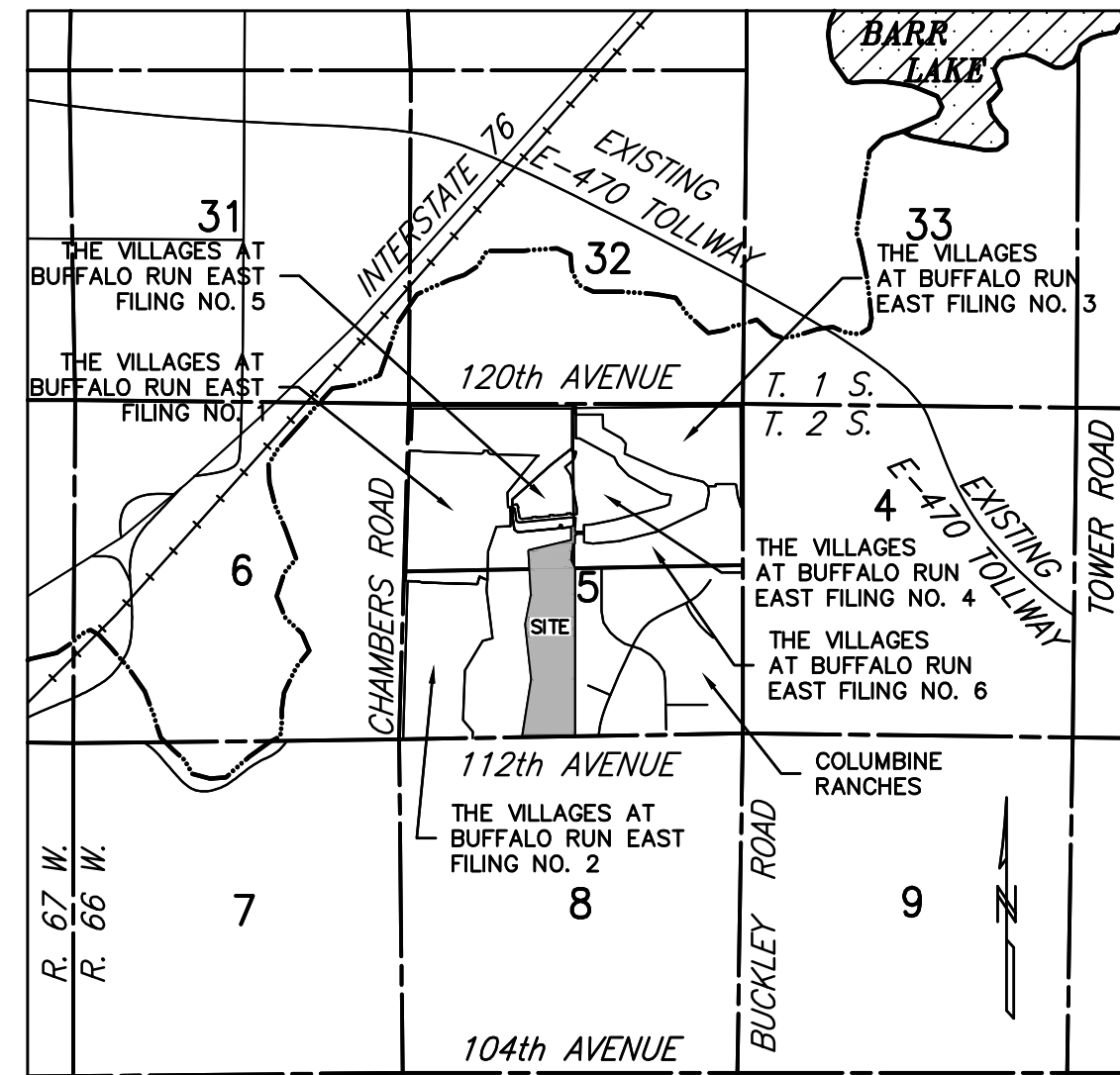
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°14'15", A RADIUS OF 527.00 FEET AND AN ARC DISTANCE OF 11.38 FEET, WHOSE CHORD BEARS NORTH 85°31'48" WEST, 11.38 FEET;

THENCE SOUTH 03°51'05" WEST, A DISTANCE OF 164.00 FEET;

THENCE SOUTH 25°43'05" EAST, A DISTANCE OF 142.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2,101,069 SQUARE FEET OR 48.2339 ACRES, MORE OR LESS,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7, AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR THE PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOOD PLAIN LIMITS, DRAINAGE, AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, A.D. 20____.



VICINITY MAP
SCALE: 1" = 3000'

0 3000 6000

OWNER:

NORTHWOOD VILLAGE ASSOCIATES, LTD.

BY: _____
RUSSELL N. WATTERSON DATE

STATE OF COLORADO)
COUNTY OF ADAMS)SS.
CITY OF COMMERCE CITY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____

20____, A.D., BY RUSSELL N. WATTERSON.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER:

120TH AND BUCKLEY ASSOCIATES, LTD.

BY: _____
RUSSELL N. WATTERSON DATE

STATE OF COLORADO)
COUNTY OF ADAMS)SS.
CITY OF COMMERCE CITY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____

20____, A.D., BY RUSSELL N. WATTERSON.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

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

SURVEYOR'S CERTIFICATION:

I, LESTER J. LUDEMAN, 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 HEREINBEFORE 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 RESPONSIBLE CHARGE, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

LESTER J. LUDEMAN, P.L.S. No. 25636
2755 S. LOCUST ST., DENVER, COLORADO

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____M OF THE _____ DAY OF _____, A.D. 20____.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7

LOCATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 2 OF 8

NOTES

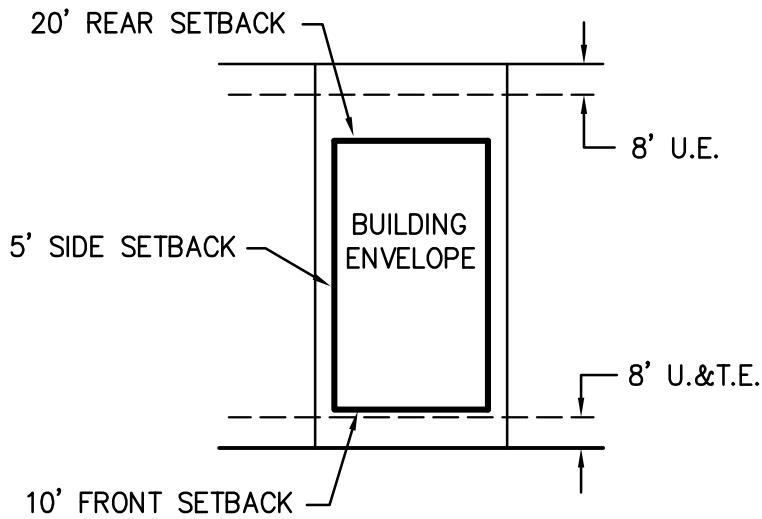
1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED, AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FORESIGHT WEST SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED SOLELY UPON TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABB70402870, WITH AN EFFECTIVE DATE OF FEBRUARY 07, 2014.
4. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5. SAID LINE BEARS S00°02'10"W AND IS MONUMENTED AS SHOWN HEREON.
5. EIGHT-FOOT (8') WIDE TRANSPORTATION EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY BEING COINCIDENT WITH AND ADJACENT TO THE STREET RIGHTS-OF-WAY. (SIDEWALKS CAN ENCROACH INTO TRANSPORTATION EASEMENT.)
6. EIGHT-FOOT (8') AND TEN-FOOT (10') WIDE UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
7. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO.
8. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS. 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.
9. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
10. TRACTS A, B, C, D, E AND F ARE PERPETUAL BLANKET EASEMENTS TO XCEL ENERGY, UNITED POWER, QWEST COMMUNICATIONS, AND CABLE COMPANIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES.
11. LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
12. THIS SUBDIVISION PLAT IS PART OF NORTHWOOD VILLAGE PLANNED UNIT DEVELOPMENT, RECEPTION NO. B519882, AND THE VILLAGES AT BUFFALO RUN EAST PUD ZONE DOCUMENT, RECEPTION NO. C0877193.
13. DATE OF FIELD WORK: FEBRUARY 19, 2014
14. DRAINAGE NOTES:
A.) THE STORMWATER DETENTION AREA SHOWN HEREON 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.
B.) NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

LAND USE TABLE

	SQUARE FEET	ACRES	PERCENTAGE OF AREA
RESIDENTIAL LOTS	1485980	34.1134	71%
TRACTS	112812	2.5898	5%
PUBLIC RIGHTS-OF-WAY	502277	11.5307	24%
TOTALS	2101069	48.2339	100%

LOT AREA	# OF LOTS
8,000 - 8,499 S.F.	30
8,500 - 8,999 S.F.	26
9,000 - 9,499 S.F.	24
9,500 - 9,999 S.F.	4
10,000 - 10,499 S.F.	24
10,500 - 10,999 S.F.	18
11,000 - 11,499 S.F.	6
11,500 - 11,999 S.F.	4
12,000 + S.F.	15
TOTAL	151

LOT TYPICAL



TRACT	TRACT USE	ULTIMATE OWNERSHIP	SQUARE FEET	ACRES
A	LANDSCAPE, OPEN SPACE, DRAINAGE & GOLF COURSE ACCESS	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	8368	0.1921
B	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	23471	0.5388
C	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	19523	0.4482
D	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITIES	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	9375	0.2152
E	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITIES	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	19766	0.4538
F	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	16922	0.3885
G	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	2499	0.0574
H	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	5569	0.1278
I	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITIES	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	7320	0.1680



PARAGON ENGINEERING CONSULTANTS, INC.
5575 South Sycamore Suite 103
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 3 OF 8

NORTHWEST CORNER SECTION 5,
T2S, R66W, 6TH P.M.
FOUND 3/4" ALUM. CAP ON
2" PIPE LS 25384,
1995 (IN RANGE BOX)

COMMERCE CITY CONTROL POINT
FOUND 3/4" ALUM. CAP
STAMPED "SURVEY POINT"
LS 10734, 1996 (IN RANGE BOX)

SOUTHWEST QUARTER CORNER
SECTION 5, T2S, R66W, 6TH P.M.
FOUND 3/4" ALUM. CAP ON ALUM PIPE
LS 16837, 1987 (IN RANGE BOX)

S73°16'27"W
44.42'

30'
30'
60'
R.O.W.

S88°51'05"W, 2677.91'
(COMMERCE CITY CONTROL LINE)

S89°06'38"W, 2635.15'
SOUTH LINE OF THE SW QUARTER
(C/L RIGHT-OF-WAY)

BUFFALO RUN GOLF COURSE
CITY OF COMMERCE CITY
BOOK 4500, PAGE 277

BUFFALO RUN GOLF COURSE
CITY OF COMMERCE CITY
BOOK 4500, PAGE 277

THE VILLAGES AT BUFFALO
RUN EAST, FILING NO. 1
FILE: 18, MAP: 795
RECEPTION NO. 01056542

LOT 1, BLOCK 5, COLUMBINE
RANCHES FIRST FILING, TOGETHER
WITH ADJOINING RIGHT-OF-WAY
FOR 116TH AVENUE, VACATED
WITH THIS PLAT

EAST 112TH AVENUE
S89°06'38"W, 796.49'
60'
R.O.W.

N09°00'44"E 891.26'
TRACT A

N06°19'34"W 869.84'
TRACT B

N10°34'51"E 475.26'
TRACT C

N02°56'37"W 694.80'
TRACT D

N76°35'22"E 691.79'
TRACT E

KALISPELL STREET
EAST 112TH PLACE
EAST 112TH WAY

KALISPELL STREET
EAST 113TH AVENUE
EAST 113TH COURT

KALISPELL STREET
EAST 114TH AVENUE
EAST 114TH COURT

KALISPELL STREET
EAST 115TH AVENUE
EAST 115TH PLACE

KALISPELL STREET
EAST 115TH WAY
BUFFALO RUN DRIVE

KITTREDGE STREET
TRACT H

KITTREDGE STREET
TRACT G

KITTREDGE STREET
TRACT F

KITTREDGE STREET
TRACT E

KITTREDGE STREET
TRACT D

KITTREDGE STREET
TRACT C

SOUTH 1/4 CORNER, SECTION
5, T2S, R66W, 6TH P.M.
FOUND 3/4" REBAR W/
2 1/2" ALUM. CAP, PLS 5112
0.7' BELOW ROAD SURFACE

COLUMBINE RANCHES
FIRST FILING
FILE 14, MAP 524

EAST LINE OF THE SW QUARTER)
S00°02'10"W 2,649.53'
BASIS OF BEARINGS

CENTER 1/4 CORNER, SECTION
5, T2S, R66W, 6TH P.M.
FOUND 3/4" ALUM. CAP ON
2 1/2" PIPE LS 6973, 1994
POINT OF BEGINNING

NORTH 1/4 CORNER SECTION 5,
T2S, R66W, 6TH P.M.
FOUND 3/4" ALUM. CAP LS
23516, 1993 (IN RANGE BOX)

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.14'	N84°36'20"E
L2	81.57'	S00°01'53"W
L3	30.00'	N89°32'29"E
L4	30.39'	S00°01'53"W
L5	30.00'	N89°43'54"W
L6	146.42'	S00°01'53"W
L7	32.63'	N80°23'42"W
L8	110.02'	S03°51'30"W
L9	164.00'	S03°51'05"W
L10	142.24'	S25°43'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.38'	527.00'	01°14'15"	N85°31'48"W	11.38

LEGEND

- FOUND LAND CORNER, DESCRIBED HEREON
- FOUND 1/2" REBAR & 1" YELLOW PLASTIC CAP STAMPED "BAYER-PLS 6973" (UNLESS NOTED OTHERWISE)
- FOUND 5/8" REBAR & 1" PLASTIC CAP STAMPED "PLS 16109"
- FOUND 5/8" REBAR & 1 1/2" ALUM. CAP STAMPED "LANE-PLS 16837"
- FOUND 5/8" REBAR & 1" PLASTIC CAP STAMPED "PLS 25636"
- SET 5/8" REBAR & 1" PLASTIC CAP STAMPED "PLS 25636"
- CENTERLINE POINT (P.C., P.T. ETC.)



GRAPHIC SCALE

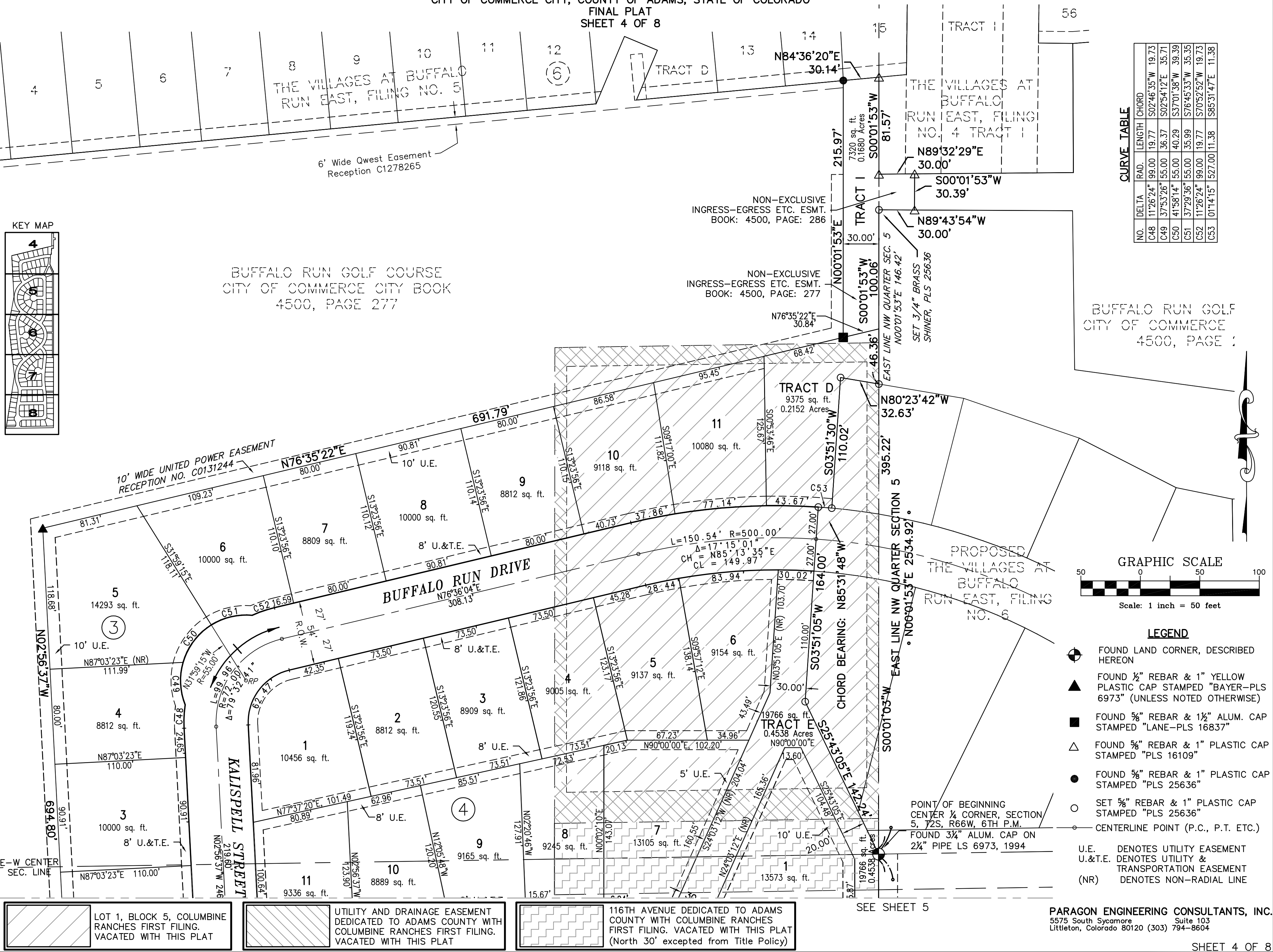
Scale: 1 inch = 200 feet

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 4 OF 8

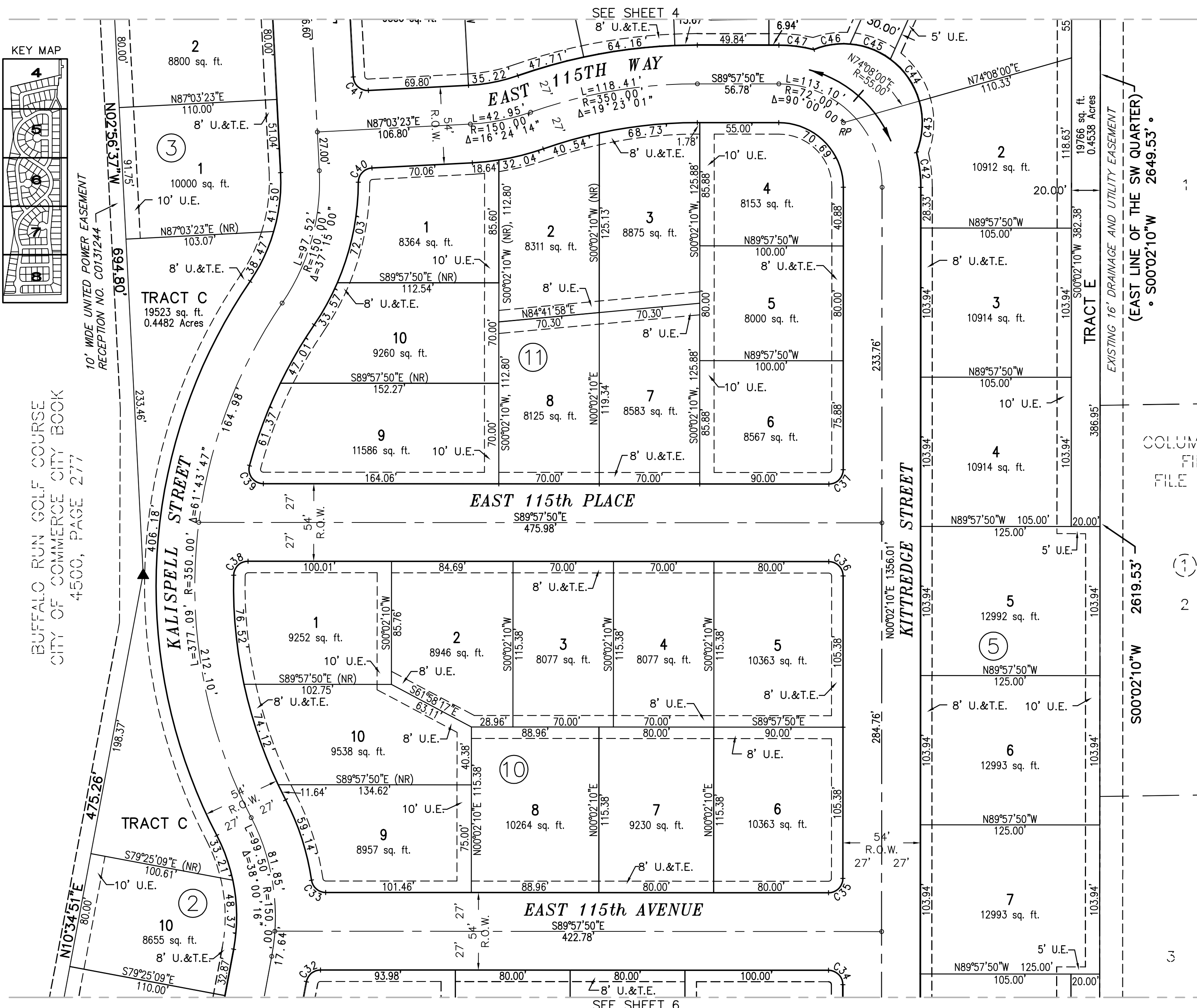


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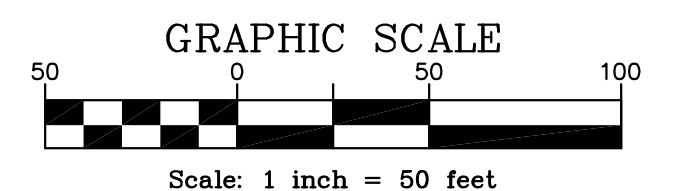
FINAL PLAT
SHEET 5 OF 8



CURVE TABLE

NO.	DELTA	RAD.	LENGTH	CHORD
C32	79°27'18"	10.00	13.87	N50°18'31"E 12.78
C33	81°41'04"	10.00	14.26	N49°07'19"W 13.08
C34	90°00'00"	10.00	15.71	N44°57'50"W 14.14
C35	90°00'00"	10.00	15.71	N45°02'10"E 14.14
C36	90°00'00"	10.00	15.71	N44°57'50"W 14.14
C37	90°00'00"	10.00	15.71	N45°02'10"E 14.14
C38	88°40'26"	10.00	15.48	S45°41'57"W 13.98
C39	105°02'39"	10.00	18.33	S37°26'31"E 15.87
C40	86°56'05"	10.00	15.17	N43°35'21"E 13.76
C41	90°00'00"	10.00	15.71	S47°56'37"E 14.14
C42	14°13'22"	99.00	24.58	N03°04'31"W 24.51
C43	37°59'06"	55.00	36.46	N03°07'33"E 35.80
C44	37°37'04"	55.00	36.11	N34°40'32"W 35.47
C45	31°42'37"	55.00	30.44	N69°20'23"W 30.05
C46	26°51'05"	55.00	25.78	S81°22'46"W 25.54
C47	14°13'22"	99.00	24.58	N82°51'09"W 24.51

COLUMBINE RANCHES
FIRST FILING
FILE 14, MAP 524



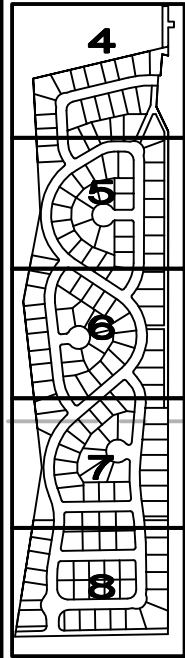
LEGEND

- FOUND 1/2" REBAR & 1" YELLOW PLASTIC CAP STAMPED "BAYER-PLS 6973" (UNLESS NOTED OTHERWISE)
- CENTERLINE POINT (P.C., P.T. ETC.)
- U.E. DENOTES UTILITY EASEMENT
- U.&T.E. DENOTES UTILITY & TRANSPORTATION EASEMENT
- (NR) DENOTES NON-RADIAL LINE

PARAGON ENGINEERING CONSULTANTS, INC.
5575 South Sycamore Suite 103
Littleton, Colorado 80120 (303) 794-8604

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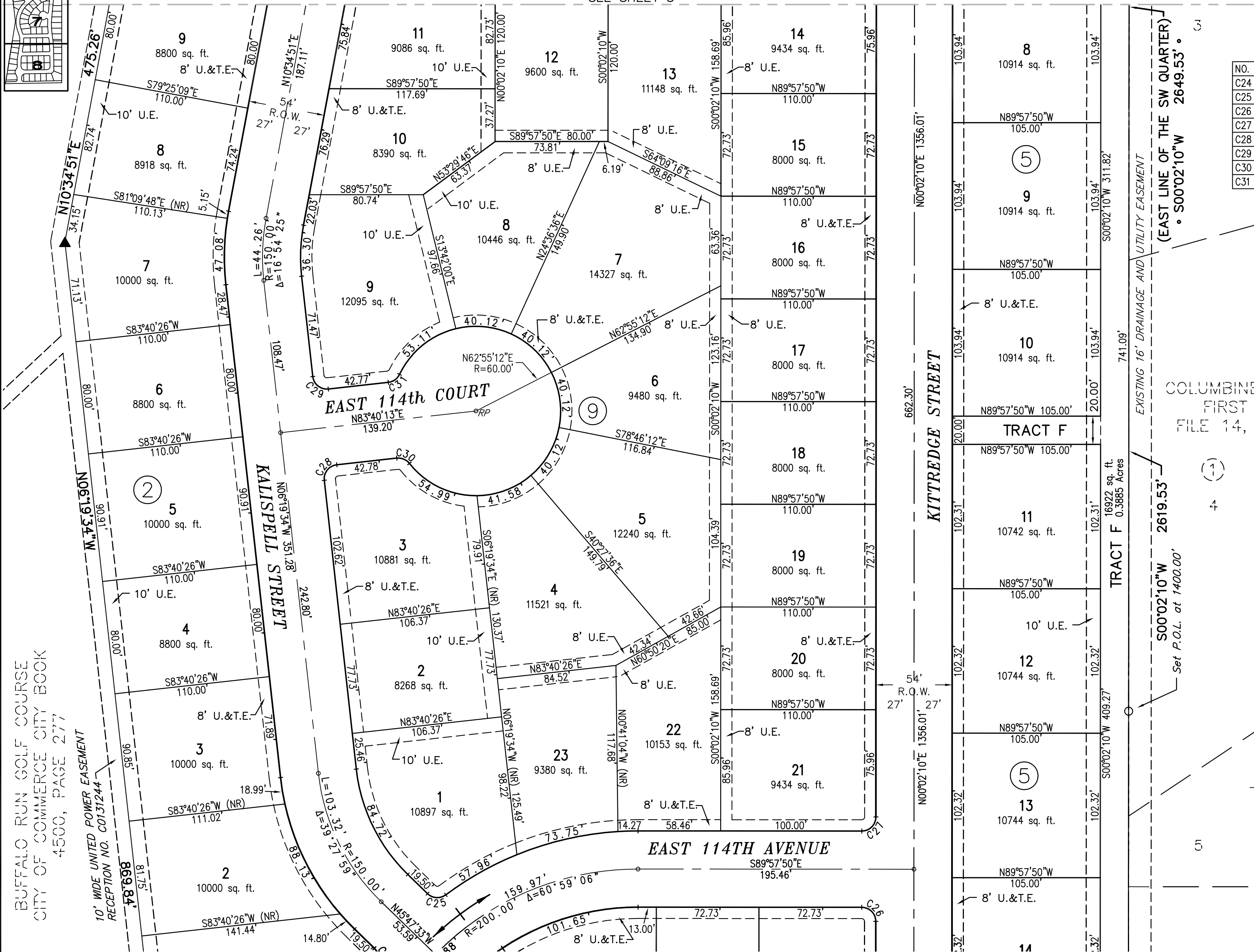
KEY MAP



THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7

LOCATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 6 OF 8

SEE SHEET 5



SEE SHEET 7

CURVE TABLE

NO.	DELTA	RAD.	LENGTH	CHORD
C24	81°01'06"	10.00	14.14	N05°17'00"W 12.99
C25	81°01'06"	10.00	14.14	S86°18'06"E 12.99
C26	90°00'00"	10.00	15.71	N44°57'50"W 14.14
C27	90°00'00"	10.00	15.71	N45°02'10"E 14.14
C28	89°59'47"	10.00	15.71	S38°40'19"W 14.14
C29	90°00'13"	10.00	15.71	S51°19'41"E 14.14
C30	58°05'28"	10.00	10.14	N67°17'03"W 9.71
C31	58°05'28"	10.00	10.14	N54°37'29"E 9.71



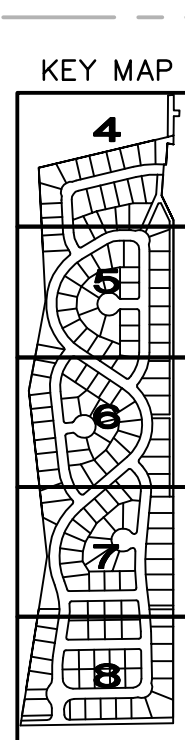
LEGEND

- FOUND 1/2" REBAR & 1" YELLOW PLASTIC CAP STAMPED "BAYER-PLS 6973" (UNLESS NOTED OTHERWISE)
- SET 5/8" REBAR & 1" PLASTIC CAP STAMPED "PLS 25636"
- CENTERLINE POINT (P.C., P.T. ETC.)
- U.E. DENOTES UTILITY EASEMENT
- U.&T.E. DENOTES UTILITY & TRANSPORTATION EASEMENT
- (NR) DENOTES NON-RADIAL LINE

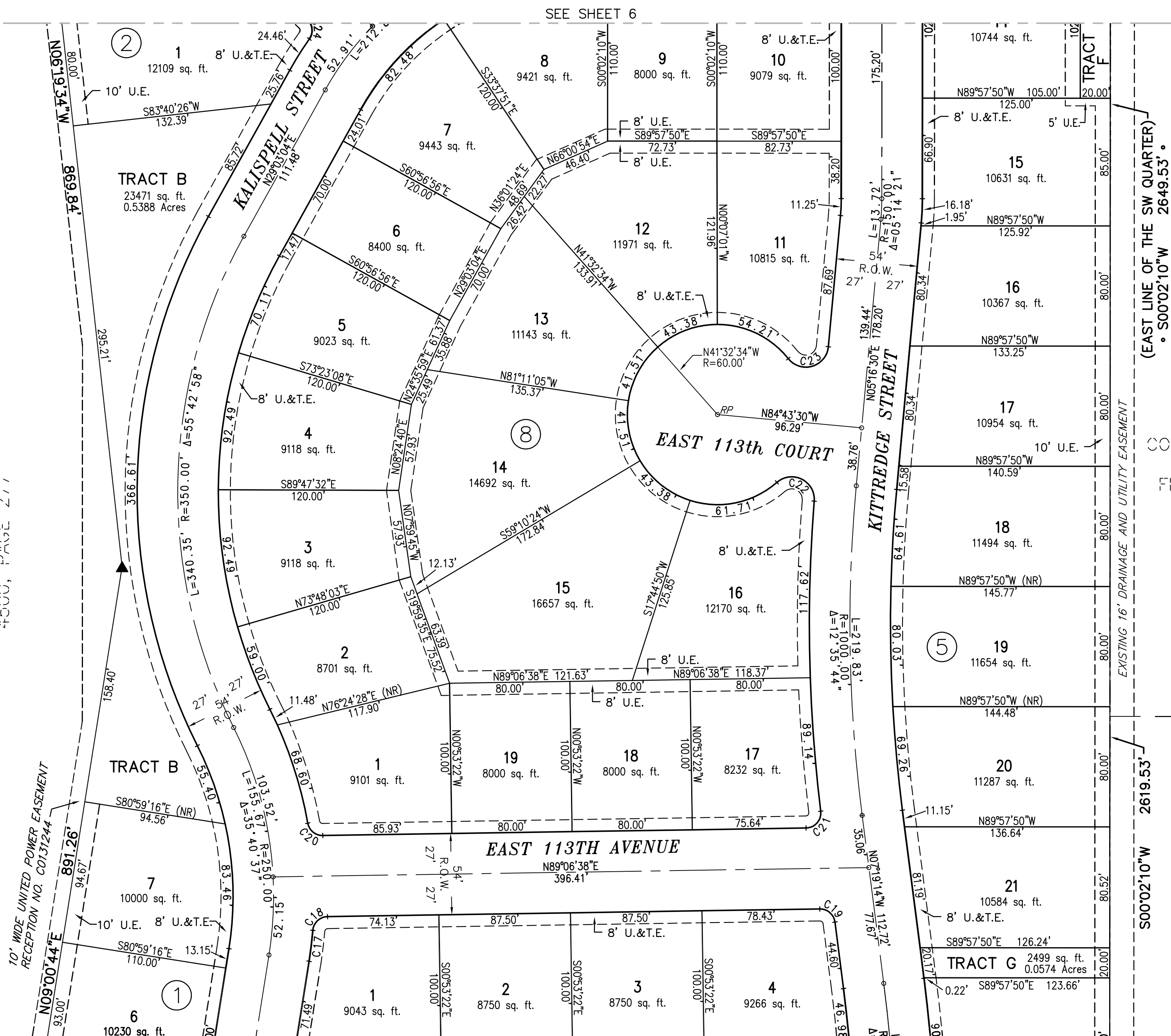
PARAGON ENGINEERING CONSULTANTS, INC.
5575 South Sycamore Suite 103
Littleton, Colorado 80120 (303) 794-8604

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7

LOCATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 7 OF 8

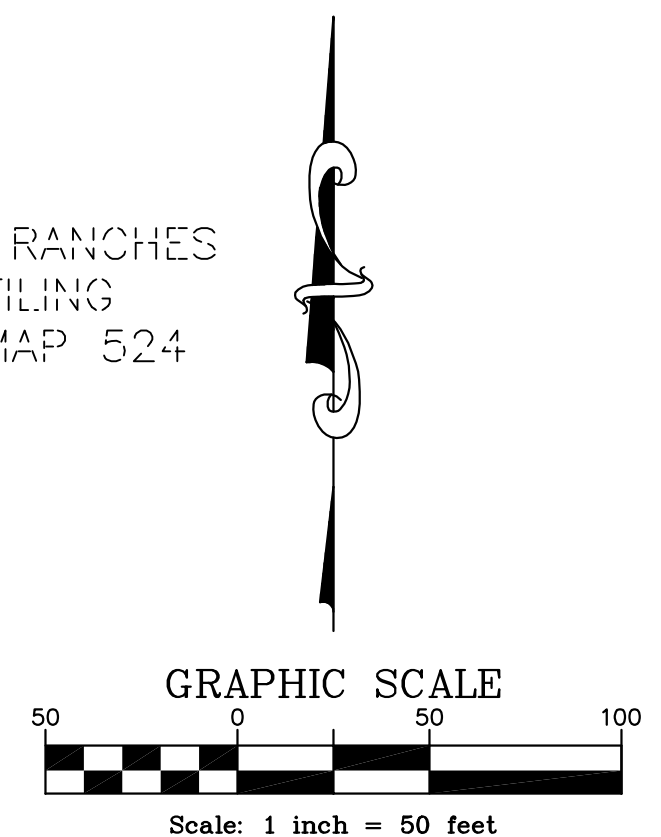


BUFFALO RUN GOLF COURSE
CITY OF COMMERCE CITY BOOK
4500, PAGE 277



CURVE TABLE

NO.	DELTA	RAD.	LENGTH	CHORD
C17	04°17'27"	277.00	20.74	N06°52'00"E 20.74
C18	84°23'21"	10.00	14.73	N46°54'58"E 13.43
C19	83°34'08"	10.00	14.59	S49°06'18"E 13.33
C20	80°47'20"	10.00	14.10	N50°29'41"W 12.96
C21	96°04'50"	10.00	16.77	N41°04'14"E 14.87
C22	135°45'03"	15.00	35.54	S63°18'36"E 27.79
C23	136°22'19"	15.00	35.70	S73°27'40"W 27.85
C24	81°01'06"	10.00	14.14	N05°17'00"W 12.99



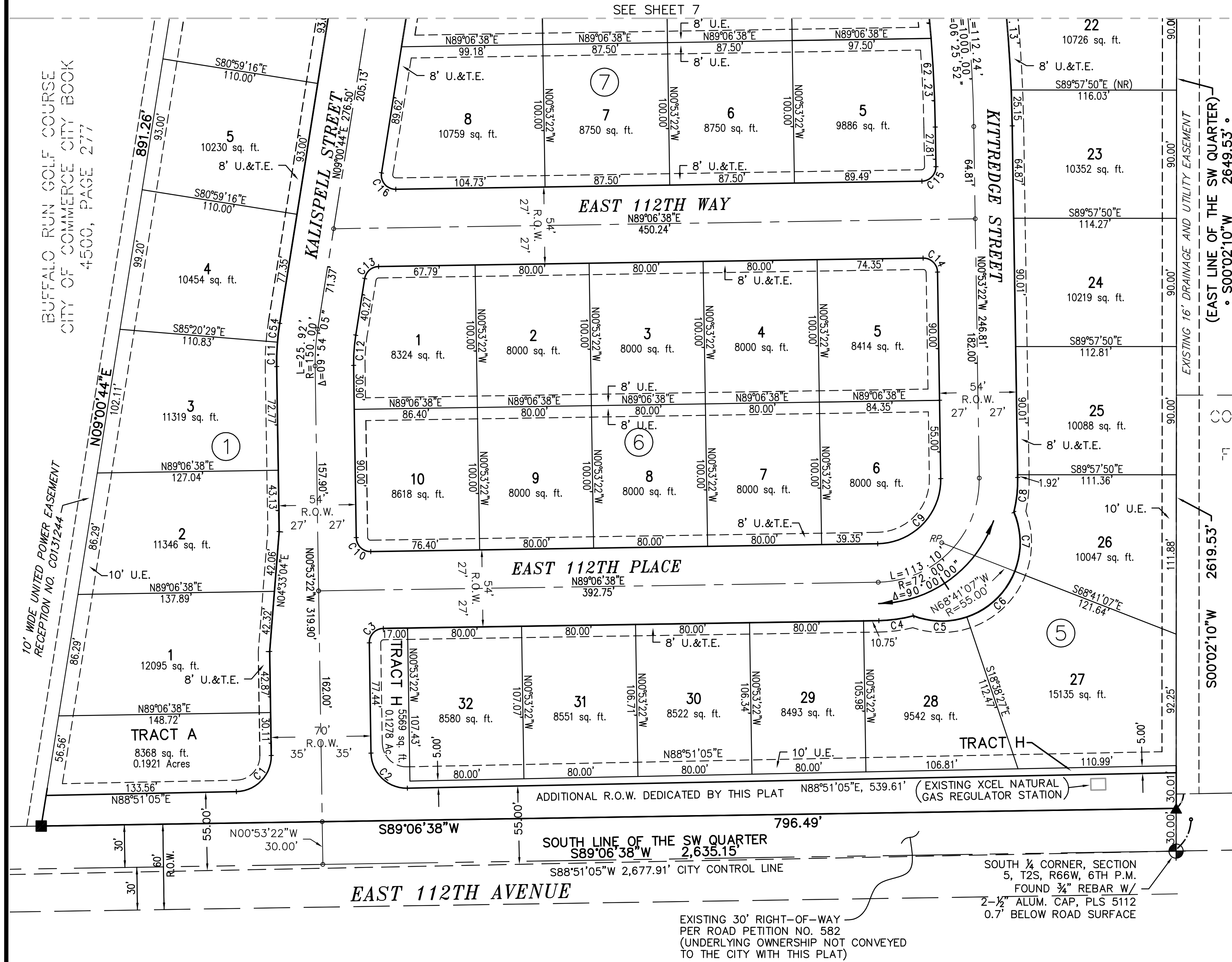
LEGEND

- FOUND 1/2" REBAR & 1" YELLOW PLASTIC CAP STAMPED "BAYER-PLS 6973" (UNLESS NOTED OTHERWISE)
- CENTERLINE POINT (P.C., P.T. ETC.)
- U.E. DENOTES UTILITY EASEMENT
- U.&T.E. DENOTES UTILITY & TRANSPORTATION EASEMENT
- (NR) DENOTES NON-RADIAL LINE

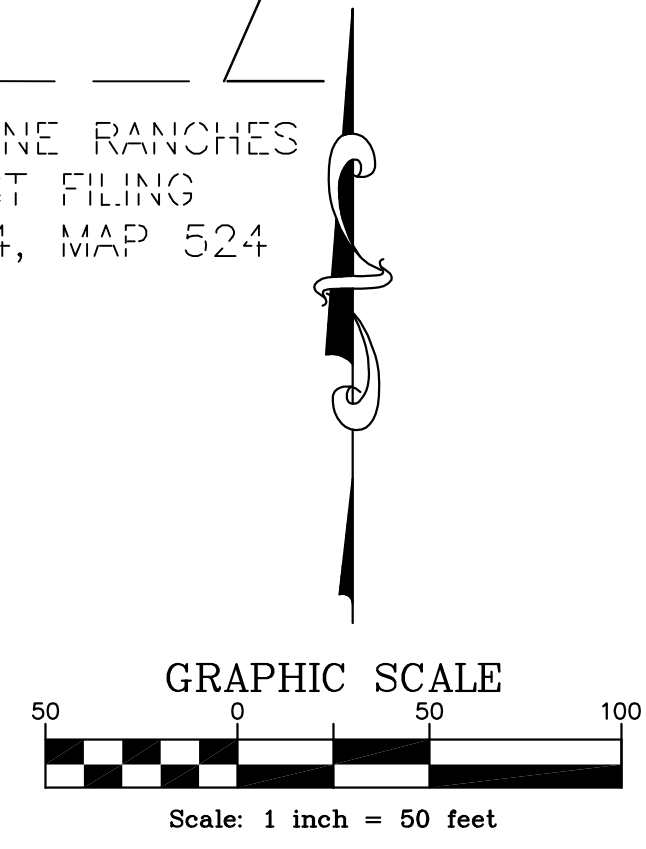
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THE VILLAGES AT BUFFALO RUN EAST FILING NO. 7

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 8 OF 8



CURVE TABLE				
NO.	DELTA	RAD.	LENGTH	CHORD
C1	89°44'26"	25.00	39.16	S43°58'52"W 35.28
C2	90°15'34"	25.00	39.38	N46°01'08"W 35.44
C3	90°00'00"	10.00	15.71	N44°06'38"E 14.14
C4	14°13'22"	99.00	24.58	N81°59'58"E 24.51
C5	39°50'01"	55.00	38.24	S88°43'26"E 37.47
C6	50°02'40"	55.00	48.04	N46°20'13"E 46.53
C7	44°17'11"	55.00	42.51	N00°49'42"W 41.46
C8	14°13'22"	99.00	24.58	N06°13'19"E 24.51
C9	90°00'00"	45.00	70.69	S44°06'38"W 63.64
C10	90°00'00"	10.00	15.71	S45°53'22"E 14.14
C11	05°32'52"	177.00	17.14	S01°53'04"W 17.13
C12	09°54'05"	123.00	21.26	N04°03'41"E 21.23
C13	80°05'55"	10.00	13.98	N49°03'41"E 12.87
C14	90°00'00"	10.00	15.71	S45°53'22"E 14.14
C15	90°00'00"	10.00	15.71	S44°06'38"W 14.14
C16	99°54'05"	10.00	17.44	N40°56'19"W 15.31
C54	04°21'13"	177.00	13.45	N06°50'07"W 13.45



- LEGEND**
- FOUND LAND CORNER, DESCRIBED HEREON
 - FOUND 1/2" REBAR & 1" YELLOW PLASTIC CAP STAMPED "BAYER-PLS 6973" (UNLESS NOTED OTHERWISE)
 - FOUND 5/8" REBAR & 1 1/2" ALUM. CAP STAMPED "LANE-PLS 16837"
 - CENTERLINE POINT (P.C., P.T. ETC.)
 - U.E. DENOTES UTILITY EASEMENT
 - U.&T.E. DENOTES UTILITY & TRANSPORTATION EASEMENT
 - (NR) DENOTES NON-RADIAL LINE

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