REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION & DEDICATION STATEMENT

TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, CONTAINING A CALCULATED AREA OF 664,584 SQUARE FEET OR 15.2567 ACRES.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE REUNION CENTER FILING NO. 1, AMENDMENT NO. 2. THE UTILITY AND FIRE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, FIRE AGENCIES, AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY AND PUBLIC SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE CITY OF COMMERCE CITY A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE COMMERCE CITY MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY THE COMMERCE CITY MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF COMMERCE CITY, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. PUBLIC DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC STORM SEWERS AND DRAINAGE FACILITIES.

DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ , AD 20___,

BY _____ AS _____ OF DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ , AD 20___,

BY _____ AS _____ OF FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

TITLE: _____

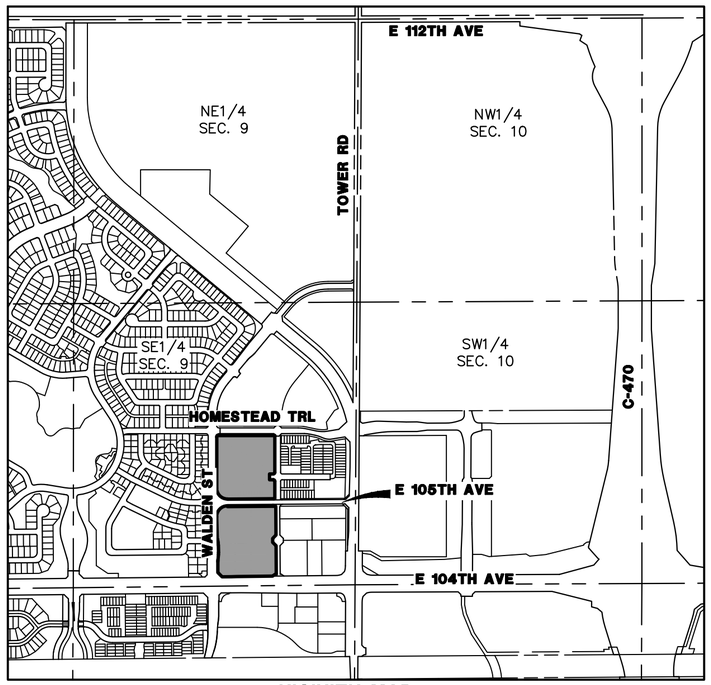
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ , AD 20___,

BY _____ AS _____ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	ACRES	PERCENT OF PROJECT (ACRES)
RESIDENTIAL	106	5.0024	32.79%
COMMERCIAL	5	8.0434	52.72%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.00%
RIGHT-OF-WAY	1	0.6097	4.00%
TRACTS	11	1.6012	10.50%
	GROSS ACRES:	15.2567	100.00%

CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ("MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED AUGUST 21, 2017 AT INSTRUMENT NO. 2017000072560 AND 2017000072562 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 MORTGAGE 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_____,

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

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: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ BY _____ 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: _____ _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DEREK LEE VAGIAS, A LICENSED LAND SURVEYOR, LICENSED 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.

COLORADO LICENSED DEREK LEE VAGIAS 38578 PROFESSIONAL LAND SURVEYOR

_____
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 _____ 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, COMMUNITY DEVELOPMENT: _____

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 1 OF 10
CASE NO. _____

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

1. 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.

2. 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. ABC70644905, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 29, 2020.

3. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25645" IN A RANGE BOX AND AT THE EAST QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 23519" IN A RANGE BOX, BEARING N00°21'33"E PER CITY OF COMMERCE CITY CONTROL DIAGRAM RECORDED IN BOOK 1 AT PAGE 3776.

4. 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."

5. FLOODPLAIN NOTE: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X – AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0344H, REVISED DATE MARCH 5, 2007.

6. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.

7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

8. FENCE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES.

9. NOTICE IS HEREBY GIVEN:

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

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

   C. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.

   D. THIS SUBDIVISION IS PART OF THE REUNION PUD ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 2019000050788.

10. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

11. 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.

12. PRIVATE STREETS: THE OWNER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. THE OWNER SHALL ALSO MAINTAIN SAID SIGNAGE.

13. TRACTS B AND J AS SHOWN HEREON ARE COMPRISED OF ALLEYS AND SHOULD BE CONSIDERED PUBLIC ACCESS, UTILITY, AND EMERGENCY ACCESS EASEMENTS IN THEIR ENTIRETY AND WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT. PUBLIC STORM SEWER LOCATED WITHIN SAID TRACTS WILL BE OWNED AND MAINTAINED BY THE CITY OF COMMERCE CITY. OTHER UTILITIES WITHIN SAID TRACTS MAY INCLUDE POTABLE WATERLINES, NON-POTABLE WATERLINES, AND SANITARY SEWER LINES THAT WILL BE OWNED AND MAINTAINED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT WITHIN AN EASEMENT BEING DEDICATED BY SEPARATE DOCUMENT.

14. 8' DRY UTILITY EASEMENTS ADJACENT TO COMMERCIAL LOT LINES WILL BE REQUIRED BY SEPARATE DOCUMENT PRIOR TO FINAL APPROVAL OF PUD PERMIT FOR EACH COMMERCIAL LOT.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
A	2,999	0.0688	0.0718	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
B (PRIVATE ROW)	37,154	0.8529		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
C	1,332	0.0306	0.0306	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	1,109	0.0255	0.0287	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
E	432	0.0099	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
F	432	0.0099	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
G	628	0.0144	0.0144	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
H	1,655	0.0380	0.0380	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
I	1,075	0.0247	0.0247	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
J (PRIVATE ROW)	14,574	0.3346		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
K	8,359	0.1919	0.1901	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
TOTAL OPEN SPACE			0.4181			
TOTAL TRACT AREA	69,749	1.6012				
TOTAL LOT AREA	568,278	13.0459		METRO DISTRICT = REUNION CENTER METROPOLITAN DISTRICT		
TOTAL ROW AREA	26,557	0.6097				
TOTAL SITE AREA	664,584	15.2567				

THIS SUBDIVISION PLAT CONTAINS 111 LOTS AND 11 TRACTS.

COLORADO LICENSED
DEREK LEE VAGAS
38578
PROFESSIONAL LAND SURVEYOR

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 2 OF 10

J·R ENGINEERING
A Westrian Company

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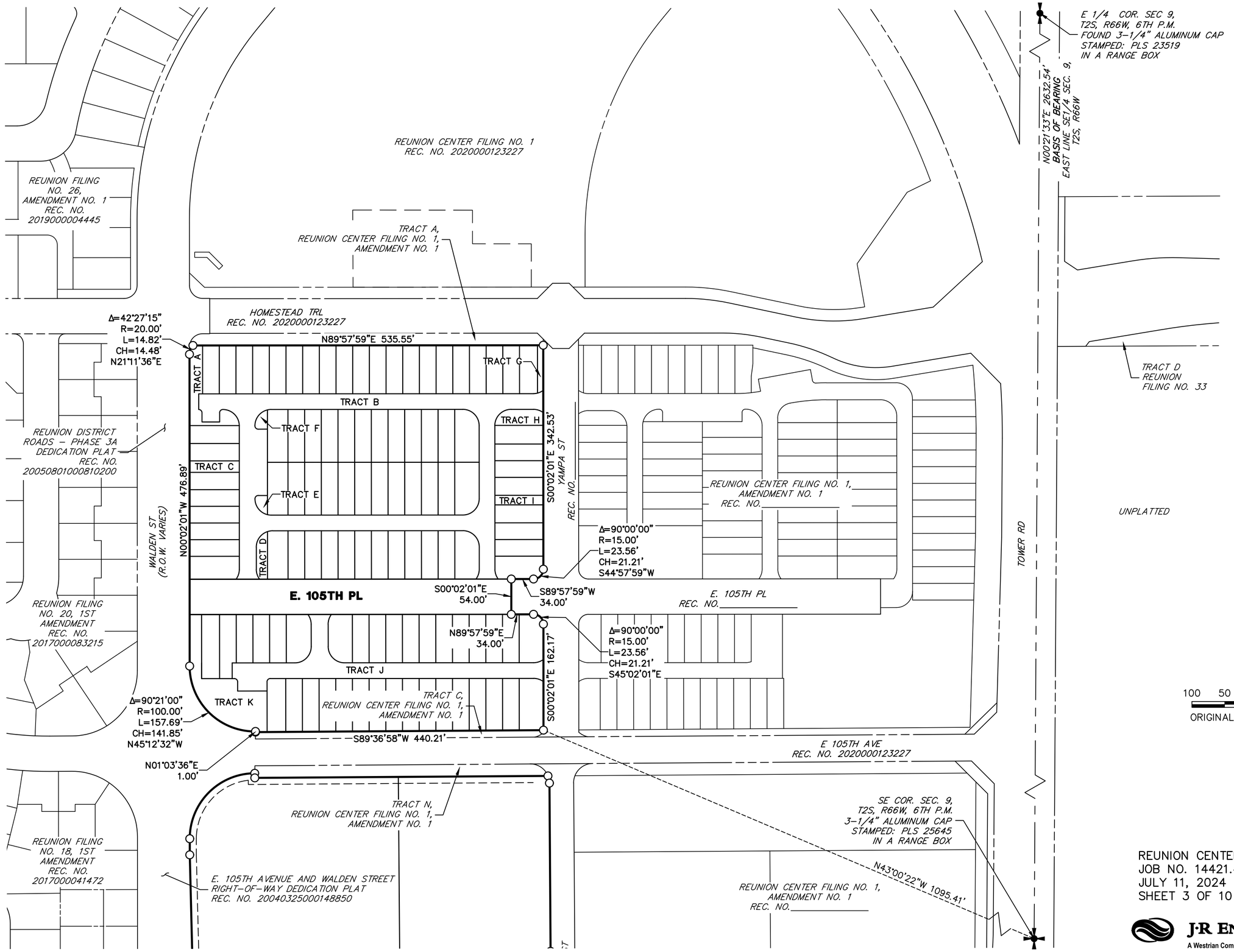
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 4

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 3 OF 10

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SEE SHEET 3

WALDEN ST (R.O.W. VARIES)

TRACT E

TRACT I

TRACT D

E. 105TH PL

TRACT J

TRACT K

TRACT C, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 REC. NO._____

E. 105TH PL REC. NO._____

TOWER RD

UNPLATTED

E 1/4 COR. SEC 9, T2S, R66W, 6TH P.M. FOUND 3-1/4" ALUMINUM CAP STAMPED: PLS 23519 IN A RANGE BOX

REUNION FILING NO. 20, 1ST AMENDMENT REC. NO. 2017000083215

E 105TH AVE REC. NO. 2020000123227

Δ=89°39'00" R=100.00' L=156.47' CH=140.99' N44°47'28"E

S00°23'02"E 7.00'

N89°36'58"E 448.28'

TRACT N, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

S67°43'22"W(R)

Δ=21°53'36" R=29.50' L=11.27' CH=11.20' S11°19'50"E

N00°02'01"W 24.69'

REUNION FILING NO. 18, 1ST AMENDMENT REC. NO. 2017000041472

E. 105TH AVENUE AND WALDEN STREET RIGHT-OF-WAY DEDICATION PLAT REC. NO. 20040325000148850

S00°23'02"E 257.29'

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 REC. NO._____

UNPLATTED

L6

C4

L5

C3

L4

C2

L3

C1

L2

L1

S44°36'58"W 43.84'

YAMPA ST

S45°23'02"E 43.84'

S00°23'02"E 37.00'

S00°23'02"E 266.63'

REUNION FILING NO. 18, 1ST AMENDMENT REC. NO. 2017000041472

WALDEN ST (R.O.W. VARIES)

S00°33'25"E(R)

S89°36'58"W 11.00'

S54°36'36"W 28.76'

S89°15'21"W 266.46'

N45°18'58"W 56.29'

S88°29'16"W 51.87'

S89°24'05"W 67.92'

N84°01'12"W 772.48'

BASIS OF BEARING EAST LINE SE1/4 SEC. 9 N00°21'33"E 2632.54'

TRACT D REUNION FILING NO. 33

TRACT B REUNION FILING NO. 33

TRACT A

SE COR. SEC. 9, T2S, R66W, 6TH P.M. 3-1/4" ALUMINUM CAP STAMPED: PLS 25645 IN A RANGE BOX

S89°24'05"W 75.71'

Δ=0°02'30" R=10075.00' L=7.34' CH=7.34' S89°25'20"W

N89°24'05"E 2624.84' / S LINE SE1/4 SEC. 9

E 104TH AVE (41' R.O.W. VARIES)

REUNION FILING NO. 36 REC. NO. 2019000094161

TRACT B, REUNION FILING NO. 30

LOT 1A

REUNION FILING NO. 30, 2ND AMENDMENT

LOT 1B

LOT 2

REUNION FILING NO. 30

LOT 3, REUNION FILING NO. 30, AMENDMENT NO. 1

LOT 5A, REUNION FILING NO. 30, 3RD AMENDMENT

TRACT A, REUNION FILING NO. 30

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°28'28"	136.00'	12.99'	N02°42'12"E 12.99'
C2	6°50'34"	164.00'	19.59'	N02°01'09"E 19.57'
C3	9°05'31"	164.00'	26.02'	N05°56'53"W 26.00'
C4	9°05'31"	136.00'	21.58'	N05°56'53"W 21.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°02'01"W	27.71'
L2	N00°02'01"W	73.98'
L3	N05°26'26"E	53.19'
L4	N01°24'08"W	68.38'
L5	N10°29'39"W	33.10'
L6	N01°24'08"W	161.35'

COLORADO LICENSED DEREK LEE VAGNAS 38578 PROFESSIONAL LAND SURVEYOR

100 50 0 100

ORIGINAL SCALE: 1" = 100'

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 4 OF 10

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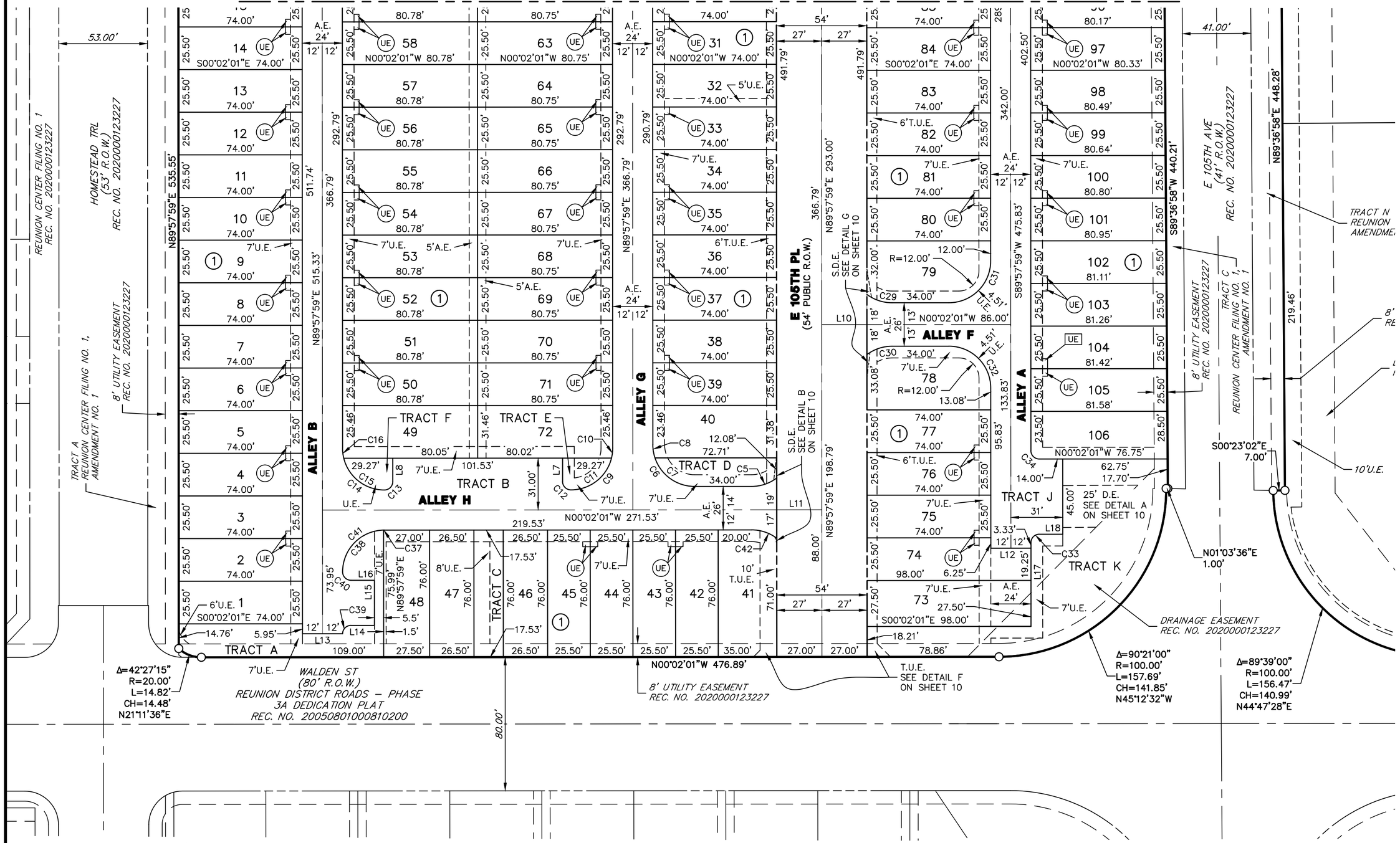
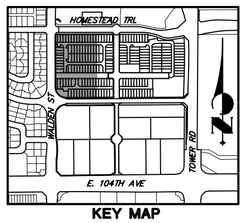
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 6





KEY MAP

LEGEND

A.E.	ACCESS & UTILITY EASEMENT/FIRE LANE
U.E.	UTILITY EASEMENT
T.U.E.	TRANSPORTATION & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578
UE	3.0'X6.0' UTILITY EASEMENT
UE	3.0'X4.5' UTILITY EASEMENT
(1)	BLOCK NUMBER

NOTES:
SEE SHEET 9 FOR LINE AND CURVE TABLES.
SEE SHEET 9 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.

40 20 0 40
ORIGINAL SCALE: 1" = 40'

COLORADO LICENSED
DEREK LEE VAGNAS
38578
PROFESSIONAL LAND SURVEYOR

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 5 OF 10

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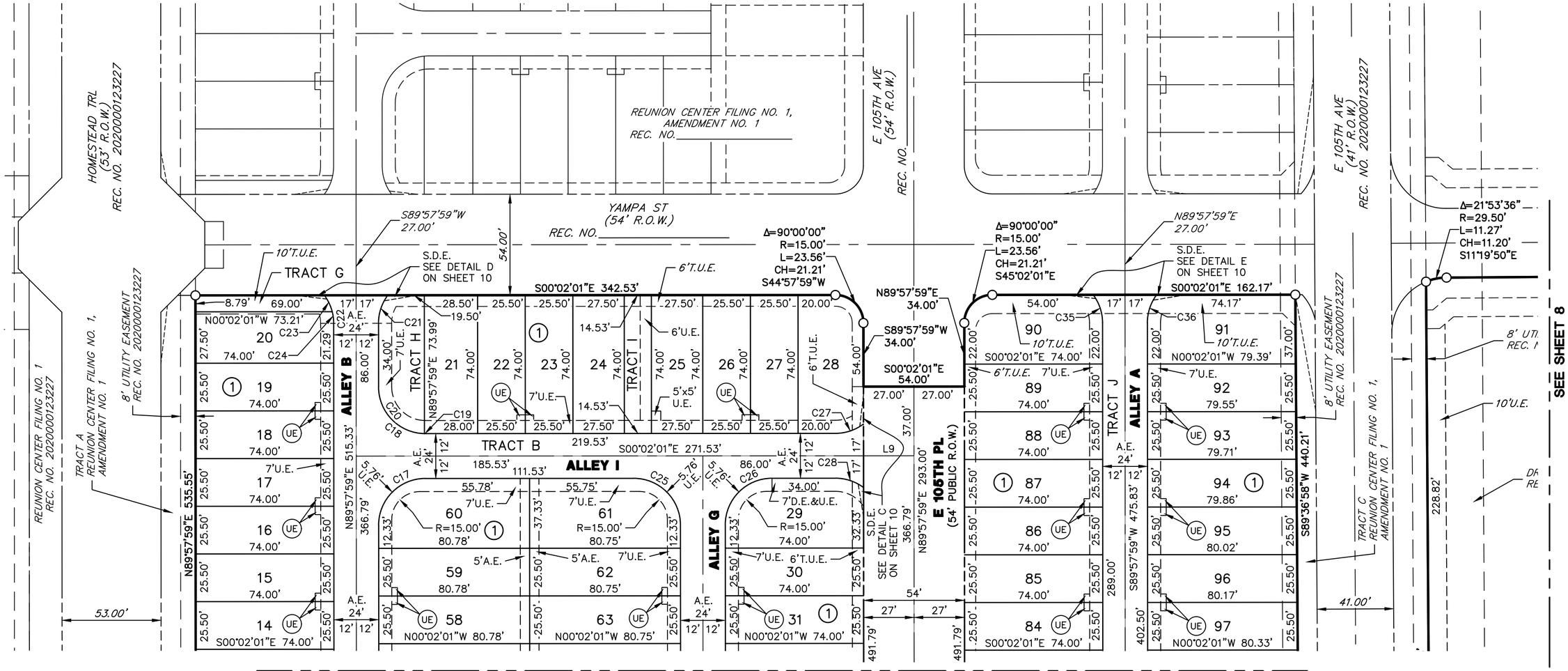
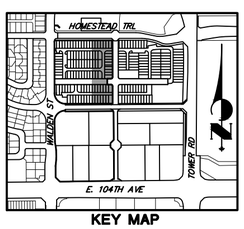
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO





KEY MAP

COLORADO LICENSED DEREK LEE VARGAS 38578 PROFESSIONAL LAND SURVEYOR

LEGEND

A.E.	ACCESS & UTILITY EASEMENT/FIRE LANE
U.E.	UTILITY EASEMENT
T.U.E.	TRANSPORTATION & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578
[UE]	3.0'X6.0' UTILITY EASEMENT
(UE)	3.0'X4.5' UTILITY EASEMENT
(1)	BLOCK NUMBER

NOTES:
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SEE SHEET 9 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.

40 20 0 40

ORIGINAL SCALE: 1" = 40'

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 6 OF 10

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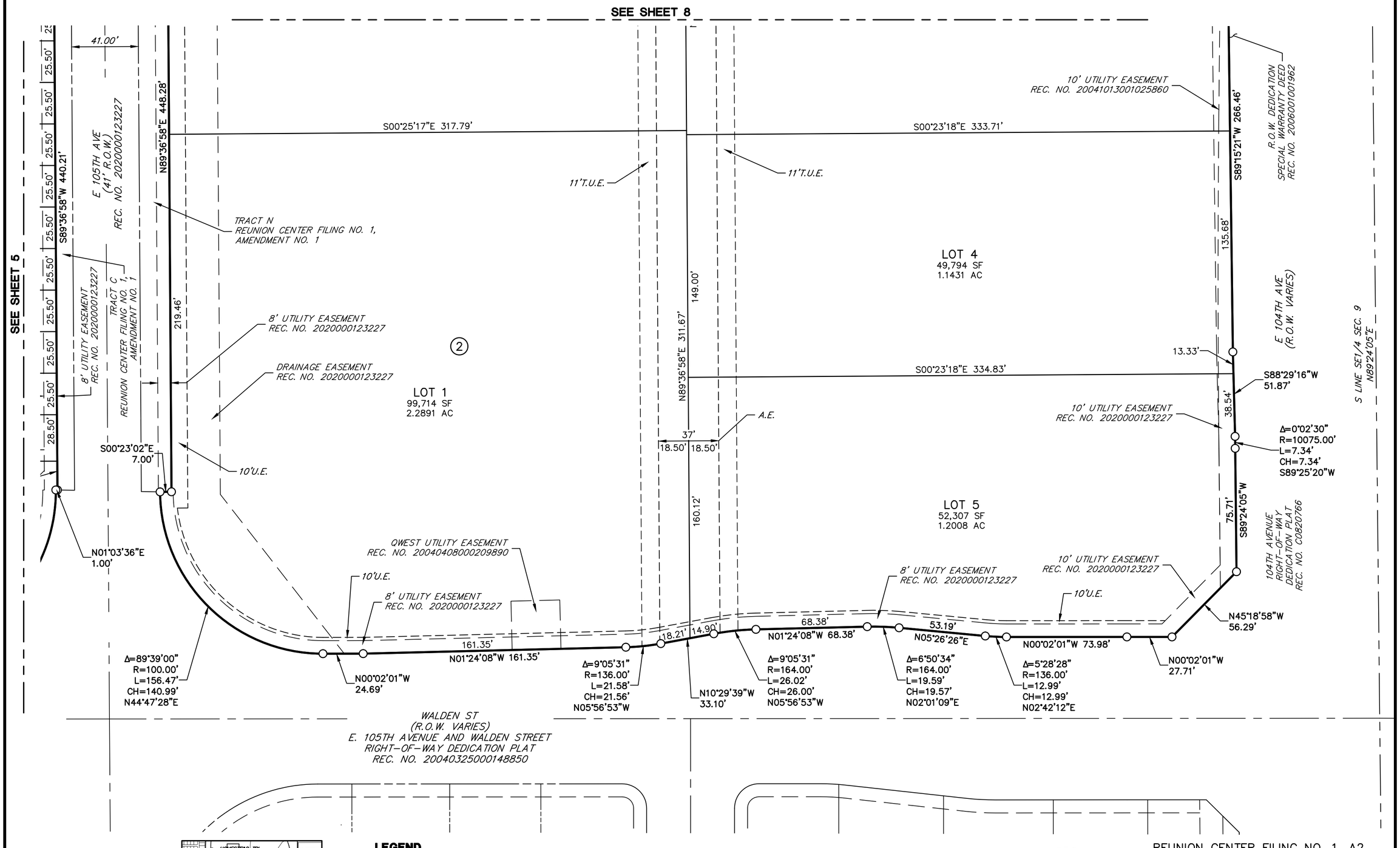
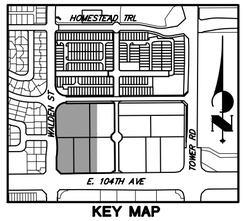
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO





KEY MAP

LEGEND

A.E.	ACCESS & UTILITY EASEMENT/FIRE LANE
U.E.	UTILITY EASEMENT
T.U.E.	TRANSPORTATION & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578
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(1)	BLOCK NUMBER

NOTES:
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SEE SHEET 9 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.

40 20 0 40

ORIGINAL SCALE: 1" = 40'

COLORADO LICENSED
DEREK LEE VIGAS
38578
PROFESSIONAL LAND SURVEYOR

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
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SHEET 7 OF 10

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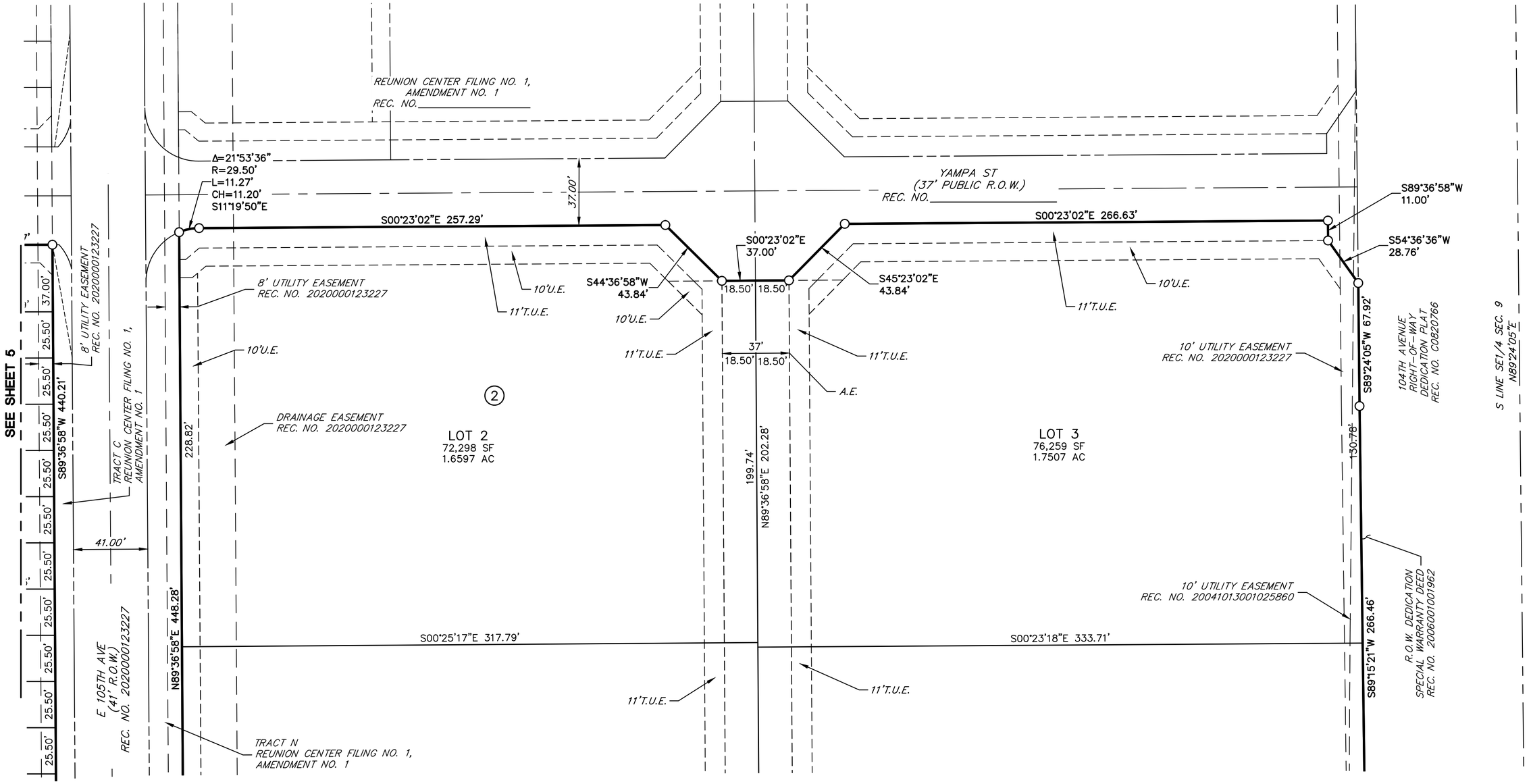
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 7

COLORADO LICENSED
DEREK LEE VAGNAS
38578
PROFESSIONAL LAND SURVEYOR

LEGEND

A.E.	ACCESS & UTILITY EASEMENT/FIRE LANE
U.E.	UTILITY EASEMENT
T.U.E.	TRANSPORTATION & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578
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(UE)	3.0'X4.5' UTILITY EASEMENT
(1)	BLOCK NUMBER

NOTES:
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SEE SHEET 9 FOR LOT AREA TABLE.
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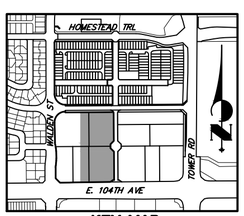

KEY MAP

40 20 0 40
ORIGINAL SCALE: 1" = 40'

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 8 OF 10

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REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	1	1,887	0.0433
1	2	1,887	0.0433
1	3	1,887	0.0433
1	4	1,887	0.0433
1	5	1,887	0.0433
1	6	1,887	0.0433
1	7	1,887	0.0433
1	8	1,887	0.0433
1	9	1,887	0.0433
1	10	1,887	0.0433
1	11	1,887	0.0433
1	12	1,887	0.0433
1	13	1,887	0.0433
1	14	1,887	0.0433
1	15	1,887	0.0433
1	16	1,887	0.0433
1	17	1,887	0.0433
1	18	1,887	0.0433
1	19	1,887	0.0433
1	20	2,033	0.0467
1	21	2,109	0.0484
1	22	1,887	0.0433
1	23	1,887	0.0433

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	24	2,035	0.0467
1	25	2,035	0.0467
1	26	1,887	0.0433
1	27	1,887	0.0433
1	28	2,518	0.0578
1	29	2,604	0.0598
1	30	1,887	0.0433
1	31	1,887	0.0433
1	32	1,887	0.0433
1	33	1,887	0.0433
1	34	1,887	0.0433
1	35	1,887	0.0433
1	36	1,887	0.0433
1	37	1,887	0.0433
1	38	1,887	0.0433
1	39	1,887	0.0433
1	40	2,319	0.0532
1	41	2,636	0.0605
1	42	1,938	0.0445
1	43	1,938	0.0445
1	44	1,938	0.0445
1	45	1,938	0.0445
1	46	2,014	0.0462

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	47	2,014	0.0462
1	48	2,090	0.0480
1	49	2,540	0.0583
1	50	2,060	0.0473
1	51	2,060	0.0473
1	52	2,060	0.0473
1	53	2,060	0.0473
1	54	2,060	0.0473
1	55	2,060	0.0473
1	56	2,060	0.0473
1	57	2,060	0.0473
1	58	2,060	0.0473
1	59	2,060	0.0473
1	60	2,881	0.0661
1	61	2,880	0.0661
1	62	2,059	0.0473
1	63	2,059	0.0473
1	64	2,059	0.0473
1	65	2,059	0.0473
1	66	2,059	0.0473
1	67	2,059	0.0473
1	68	2,059	0.0473
1	69	2,059	0.0473

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	70	2,059	0.0473
1	71	2,059	0.0473
1	72	2,539	0.0583
1	73	2,695	0.0619
1	74	2,349	0.0539
1	75	1,887	0.0433
1	76	1,887	0.0433
1	77	1,887	0.0433
1	78	2,660	0.0611
1	79	2,580	0.0592
1	80	1,887	0.0433
1	81	1,887	0.0433
1	82	1,887	0.0433
1	83	1,887	0.0433
1	84	1,887	0.0433
1	85	1,887	0.0433
1	86	1,887	0.0433
1	87	1,887	0.0433
1	88	1,887	0.0433
1	89	1,887	0.0433
1	90	2,666	0.0612
1	91	2,910	0.0668
1	92	2,027	0.0465

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	93	2,031	0.0466
1	94	2,034	0.0467
1	95	2,038	0.0468
1	96	2,042	0.0469
1	97	2,046	0.0470
1	98	2,050	0.0471
1	99	2,054	0.0472
1	100	2,058	0.0473
1	101	2,062	0.0473
1	102	2,066	0.0474
1	103	2,070	0.0475
1	104	2,074	0.0476
1	105	2,078	0.0477
1	106	2,322	0.0533
2	1	99,006	2.2729
2	2	72,298	1.6597
2	3	76,259	1.7507
2	4	49,794	1.1431
2	5	51,583	1.1842

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C5	36°52'12"	25.00'	16.09'	S18°28'07"E 15.81'
C6	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C7	71°31'53"	25.00'	31.21'	S35°43'55"W 29.22'
C8	18°28'08"	25.00'	8.06'	S80°43'55"W 8.02'
C9	90°00'00"	25.00'	39.27'	S45°02'01"E 35.36'
C10	13°53'12"	25.00'	6.06'	S83°05'26"E 6.04'
C11	76°06'48"	25.00'	33.21'	S38°05'26"E 30.82'
C12	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C13	90°00'00"	5.00'	7.85'	S45°02'01"E 7.07'
C14	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C15	76°06'48"	25.00'	33.21'	S38°01'23"W 30.82'
C16	13°53'12"	25.00'	6.06'	S83°01'23"W 6.04'
C17	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C18	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C19	1°08'46"	25.00'	0.50'	S00°32'21"W 0.50'
C20	88°51'14"	25.00'	38.77'	S45°32'21"W 35.00'
C21	36°52'12"	25.00'	16.09'	N71°35'56"W 15.81'
C22	36°52'12"	25.00'	16.09'	N71°31'53"E 15.81'
C23	22°29'11"	25.00'	9.81'	N64°20'22"E 9.75'
C24	14°23'01"	25.00'	6.28'	N82°46'28"E 6.26'
C25	90°00'00"	25.00'	39.27'	N44°57'59"E 35.36'
C26	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C27	36°52'12"	25.00'	16.09'	S18°28'07"E 15.81'
C28	36°52'12"	25.00'	16.09'	N18°24'04"E 15.81'
C29	36°52'12"	25.00'	16.09'	S18°24'04"W 15.81'
C30	36°52'12"	25.00'	16.09'	N18°28'07"W 15.81'
C31	90°00'00"	25.00'	39.27'	S45°02'01"E 35.36'
C32	90°00'00"	25.00'	39.27'	N44°57'59"E 35.36'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C33	90°00'00"	5.00'	7.85'	N45°02'01"W 7.07'
C34	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C35	36°52'12"	25.00'	16.09'	N71°31'53"E 15.81'
C36	36°52'12"	25.00'	16.09'	N71°35'56"W 15.81'
C37	1°08'46"	25.00'	0.50'	N00°36'24"W 0.50'
C38	88°51'14"	25.00'	38.77'	N45°36'24"W 35.00'
C39	89°24'45"	5.00'	7.80'	N44°44'32"W 7.04'
C40	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C41	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C42	36°52'12"	25.00'	16.09'	N18°24'04"E 15.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N89°57'59"E	14.00'
L8	N89°57'59"E	14.00'
L9	N00°02'01"W	27.00'
L10	S00°02'01"E	27.00'
L11	N00°02'01"W	27.00'
L12	S00°02'01"E	24.00'
L13	N00°02'01"W	24.00'
L14	N00°02'01"W	14.00'
L15	S89°57'59"W	27.00'
L16	S00°02'01"E	14.00'
L17	N89°57'59"E	50.08'
L18	S00°02'01"E	14.00'

REUNION CENTER FILING NO. 1, A2
JOB NO. 14421.49
JULY 11, 2024
SHEET 9 OF 10

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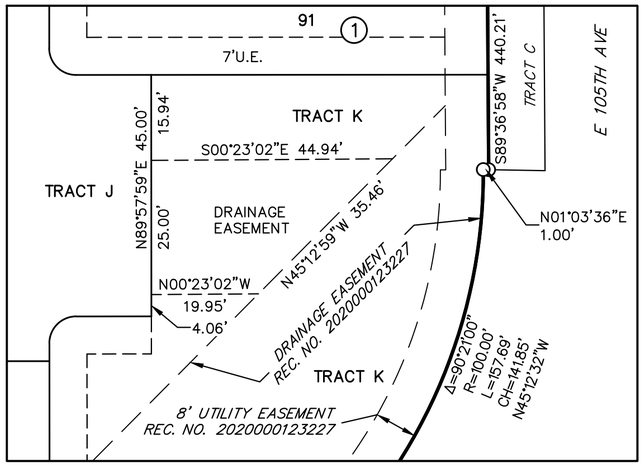
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

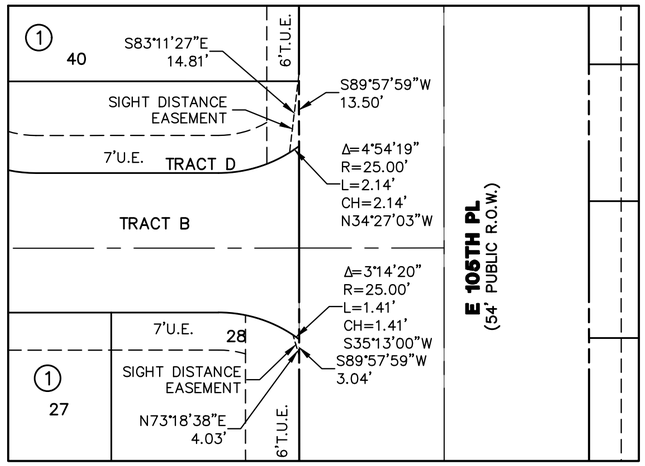
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



20 10 0 20

ORIGINAL SCALE: 1" = 20'

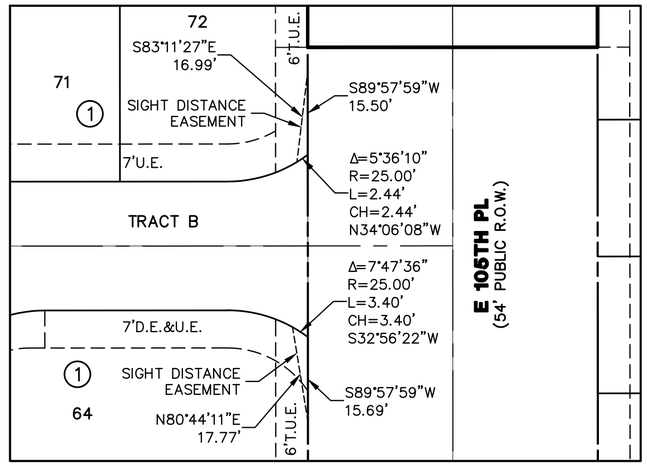
DETAIL A



20 10 0 20

ORIGINAL SCALE: 1" = 20'

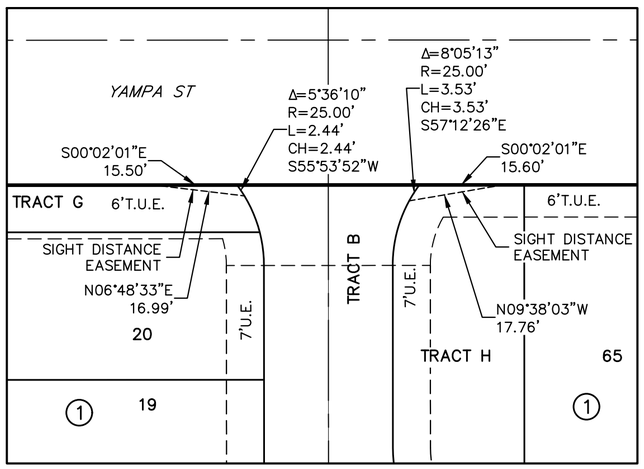
DETAIL B



20 10 0 20

ORIGINAL SCALE: 1" = 20'

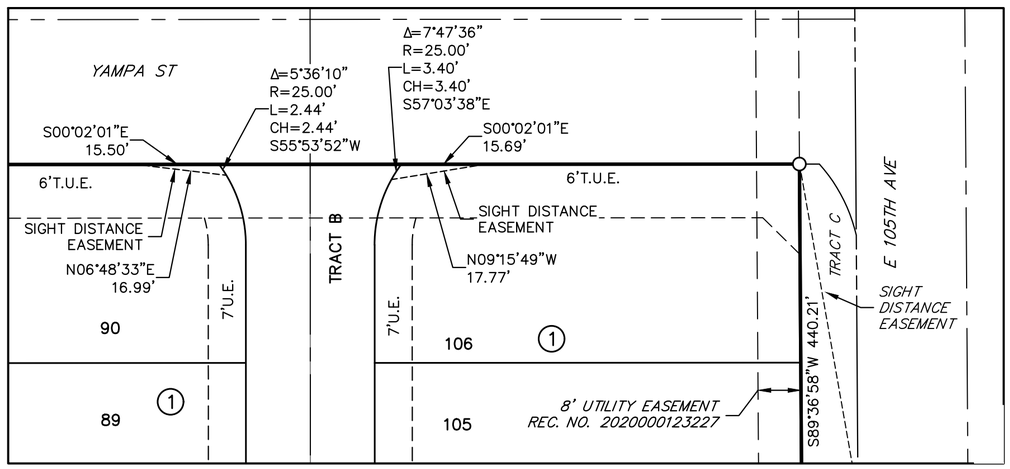
DETAIL C



20 10 0 20

ORIGINAL SCALE: 1" = 20'

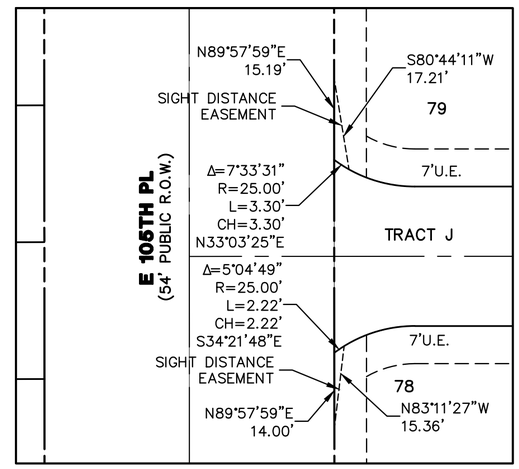
DETAIL D



20 10 0 20

ORIGINAL SCALE: 1" = 20'

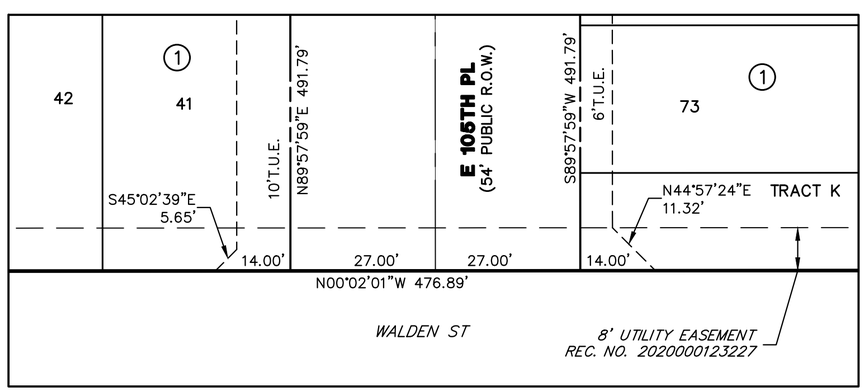
DETAIL E



20 10 0 20

ORIGINAL SCALE: 1" = 20'

DETAIL G



20 10 0 20

ORIGINAL SCALE: 1" = 20'

DETAIL F

LEGEND

A.E.	ACCESS & UTILITY EASEMENT/FIRE LANE
U.E.	UTILITY EASEMENT
T.U.E.	TRANSPORTATION & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578
UE	3.0'X6.0' UTILITY EASEMENT
(UE)	3.0'X4.5' UTILITY EASEMENT
(1)	BLOCK NUMBER

NOTES:
SEE SHEET 9 FOR LINE AND CURVE TABLES.
SEE SHEET 9 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.

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DEREK LEE VAGAS
38578
PROFESSIONAL LAND SURVEYOR

REUNION CENTER FILING NO. 1, A2
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