

# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

File: 18 Map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**DEDICATION STATEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, D/B/A SHEA HOMES, BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION FILING NO. 6, 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 DEDICATED FOR PUBLIC UTILITIES, DRAINAGE, CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS MORE PARTICULARLY SET FORTH HEREIN.

EXECUTED THIS 27<sup>th</sup> DAY OF January, 2003.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP D/B/A/ SHEA HOMES

BY: J.F. SHEA LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: [Signature] AS: Asst. Secretary BY: [Signature] AS: Assistant Secretary

STATE OF COLORADO }  
COUNTY OF Douglas } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF JANUARY, 2003.

BY: Jeffrey D. Willis AS: Assistant Secretary AND

BY: Jeffrey H. Dmelson AS: Assistant Secretary OF  
J.F. SHEA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP D/B/A SHEA HOMES.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9-30-2006 [Signature]  
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 UNDER THAT CERTAIN MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS RECORDED NOVEMBER 27, 2002, AT RECEPTION NO. C1059596 OF THE RECORDS IN 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 ON 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 23<sup>rd</sup> DAY OF January, 2003.

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

BY: [Signature]  
L.C. FULENWIDER, III, ATTORNEY-IN-FACT

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
L.C. FULENWIDER, III, ATTORNEY-IN-FACT

STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF January, 2003,  
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: SEPT. 22, 2005 [Signature]  
NOTARY PUBLIC

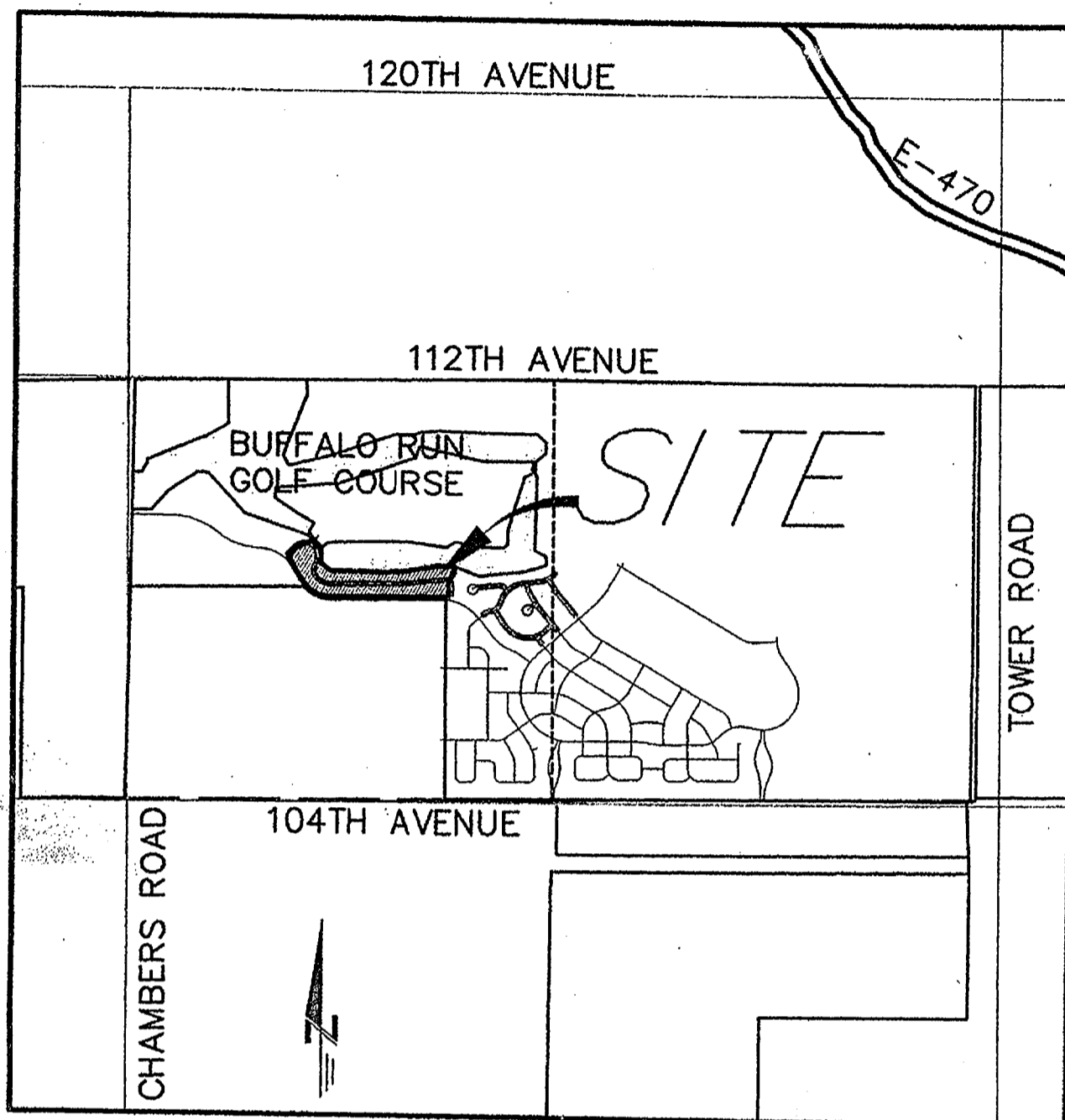
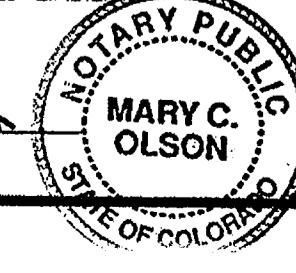


STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF January, 2003,  
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: SEPT. 22, 2005 [Signature]  
NOTARY PUBLIC



VICINITY MAP  
SCALE: 1"=2000'

**TRACT USE SUMMARY TABLE**

TRACT	AREA (S.F.±)	AREA (AC.±)	USE	OWNER	MAINTAINED BY
A	81,018	1.85993	Landscape/Open Space	RMD	RMD
B	2,597	0.05961	Landscape/Open Space	CCC	CCC
TOTAL TRACTS:	83,615	1.91954			
TOTAL ROW AREA:	126,467	2.90329			
DEVELOPABLE AREA:	518,891	11.91210			
TOTAL SITE AREA:	728,974	16.73493			

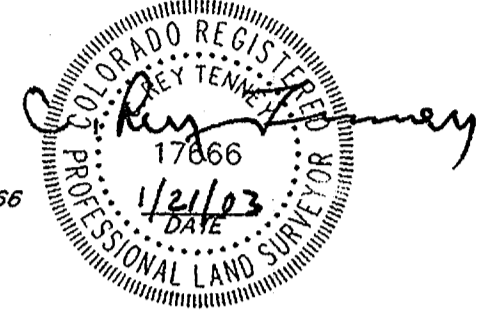
CCC =CITY OF COMMERCE CITY  
RMD =REUNION METROPOLITAN DISTRICT

**NOTICE IS HEREBY GIVEN:**

- ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
- ANY SUBDIVISION 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 CERTIFICATE:**

I, C. REY TENNEY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR 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 HEREBY DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PERFORMED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.



C. REY TENNEY,  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 17866  
FOR AND ON BEHALF OF AZTEC CONSULTANTS

**CITY STAFF CERTIFICATE:**

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS 2<sup>nd</sup> DAY OF February, 2003.

BY: [Signature]  
CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS 5<sup>th</sup> DAY OF February, 2003.

BY: [Signature]  
DIRECTOR, DEPARTMENT OF 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 11:43 O'CLOCK A.M. ON THE 5<sup>th</sup> DAY OF February, 2003.

BY: [Signature]  
COUNTY CLERK AND RECORDER

BY: [Signature]  
DEPUTY

FILE NO. 18  
MAP NO. 845  
RECEPTION NO. C1090733



<p>DEVELOPER <b>SheaHomes</b> Caring Since 1881 9135 S. Ridgeline Blvd., Suite 100 Highlands Ranch, Colorado 80129 (303) 791-8180</p>	<p><b>J-R ENGINEERING</b> A Subsidiary of Westrian 6020 Greenwood Plaza Blvd. • Greenwood Village, CO 80111 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com JOB NO. 4421.06 JANUARY 17, 2003</p>
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**AZTEC CONSULTANTS, inc.**  
8000 South Lincoln Street, Unit 5  
Littleton, Colorado 80122  
Phone: (303)713-1888 Fax: (303)713-1897

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# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

File: 18 map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**SPECIFIC PURPOSE EASEMENTS WITHIN LOTS AND TRACTS**

STRIPS OF LAND SHOWN AND DESIGNATED ON THIS PLAT BY THE LETTERS LISTED BELOW 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, GAS, ELECTRICITY, TELEPHONE AND CABLE COMMUNICATION SERVICE.
- (B) = WATER AND SANITARY SEWER FACILITIES
- (C) = STORM DRAINAGE SYSTEM
- (D) = GAS SERVICE PURPOSES
- (E) = DRAINAGE WAY

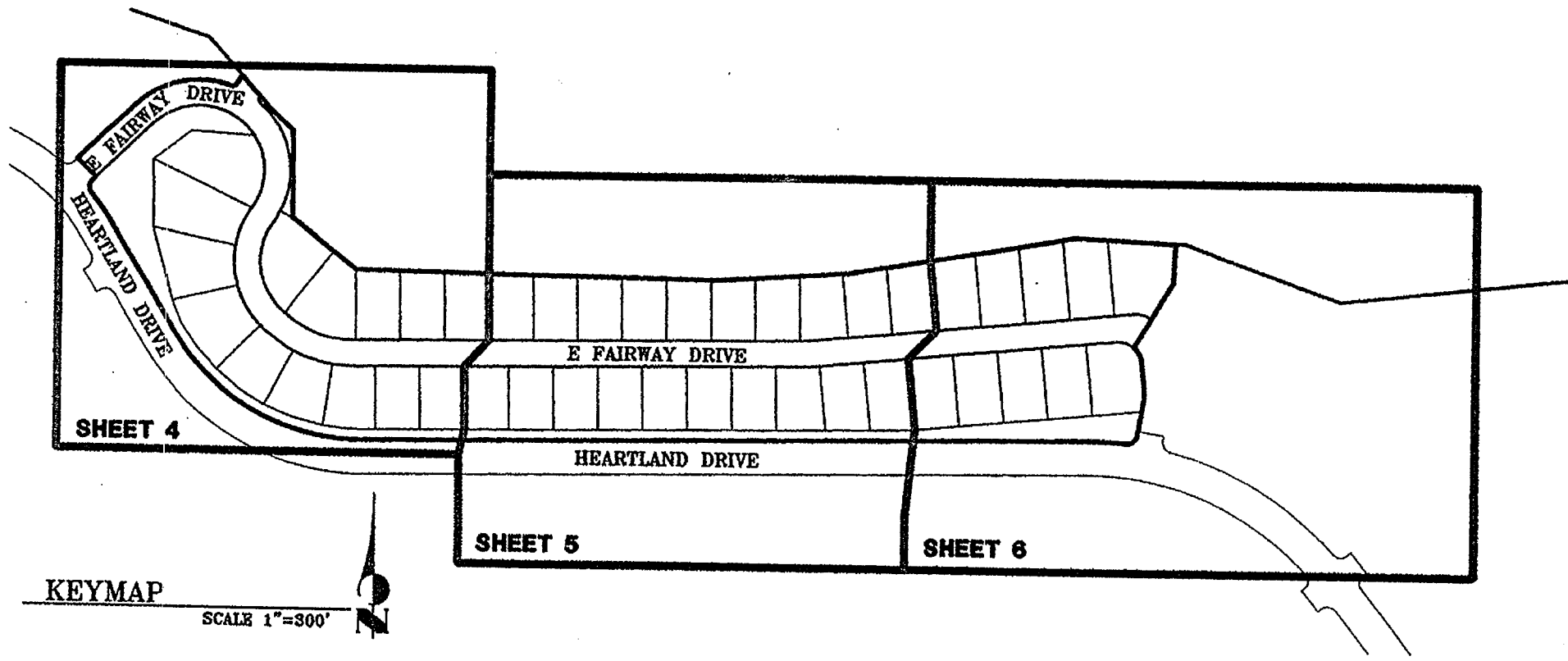
THE FOREGOING EASEMENTS ARE HEREBY EXCEPTED AND RESERVED BY SHEA HOMES LIMITED PARTNERSHIP D/B/A/ SHEA HOMES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS.

**GRANT OF RIGHTS TO USE EASEMENTS**

**A. SPECIFIC PURPOSE EASEMENTS WITHIN LOTS AND TRACTS**

SHEA HOMES LIMITED PARTNERSHIP D/B/A/ SHEA HOMES, HEREBY GRANTS THE NON-EXCLUSIVE AND/OR EXCLUSIVE RIGHT TO USE THE AFORESAID SPECIFIC PURPOSE EASEMENTS WITHIN LOTS AND TRACTS TO THE FOLLOWING PERSONS AND ENTITIES:

- (A) = TO PUBLIC SERVICE COMPANY OF COLORADO, INC. FOR GAS SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, UNDER RECEPTION NO C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT. *per Affidavit of Construction # 01245528*
- (B) = TO UNITED POWER, INC. FOR ELECTRIC SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, UNDER RECEPTION NO C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (C) = TO QUEST COMMUNICATIONS, INC. FOR TELEPHONE AND TELEGRAPH SERVICE PURPOSES SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, UNDER RECEPTION NO C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (D) = TO AT&T BROADBAND, INC. FOR CABLE COMMUNICATION SERVICE, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, UNDER RECEPTION NO C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (E) = TO SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED FEBRUARY 21, 2002, UNDER RECEPTION NO C0930342 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (F) = 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, UNDER RECEPTION NO C0930341 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (G) = TO PUBLIC SERVICE COMPANY OF COLORADO, INC. FOR GAS SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, UNDER RECEPTION NO C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (H) = TO THE CITY OF COMMERCE CITY, COLORADO, FOR STORM DRAINAGE WAY PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE GRANT OF DRAINAGE EASEMENT RECORDED FEBRUARY 21, 2002, UNDER RECEPTION NO C0930341 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.



**NOTES**

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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. **BASIS:** THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING N89°23'52"E A DISTANCE OF 2624.86 FEET, BEING MONUMENTED AT THE SW CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX LS 23516 AND AT THE SE CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX LS 26606.
3. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ805572 DATED AUGUST 23, 2001 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY ME 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.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. **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, COMMUNITY PANEL NUMBER 08001C0065 G, DATED AUGUST 16, 1995.
6. 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.
7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

**MONUMENT NOTES**

1. NO.5 REBAR AND CAP STAMPED "LS 17666" WILL BE SET ON ALL BACK LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-105, UNLESS OTHERWISE NOTED.
2. CONCRETE NAIL AND BRASS WASHER STAMPED "17666" WILL BE SET IN WALK ON A SUITABLE OFFSET ON LOT LINES THAT ABUT A STREET, IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-105, UNLESS OTHERWISE NOTED.
3. ● DENOTES SET NO.5 REBAR WITH CAP STAMPED "LS 17666" AT ALL POINTS ON PLAT BOUNDARY, UNLESS OTHERWISE NOTED.
4. ✦ DENOTES FOUND ALIQUOT CORNER (AS SHOWN).
5. ○ DENOTES FOUND NO.5 REBAR WITH PLASTIC CAP, STAMPED "LS 17666".
6. (AM) DENOTES DISTANCES MEASURED BETWEEN FOUND LAND CORNERS.
7. (R) DENOTES BEARING AND DISTANCES AS SHOWN ON RIGHT-OF-WAY PLAT RECORDED AT RECEPTION NO. C0917092, ADAMS COUNTY RECORDS.
8. (NR) DENOTES NON-RADIAL LINE.
9. (RB) DENOTES RADIAL BEARING

SHEET 2 OF 6

**AzTEC CONSULTANTS, inc.**  
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Littleton, Colorado 80122  
Phone: (303)713-1898 Fax: (303)713-1897

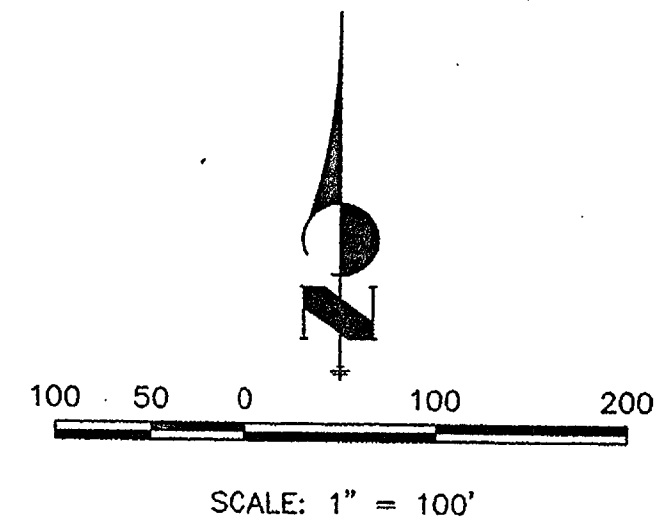
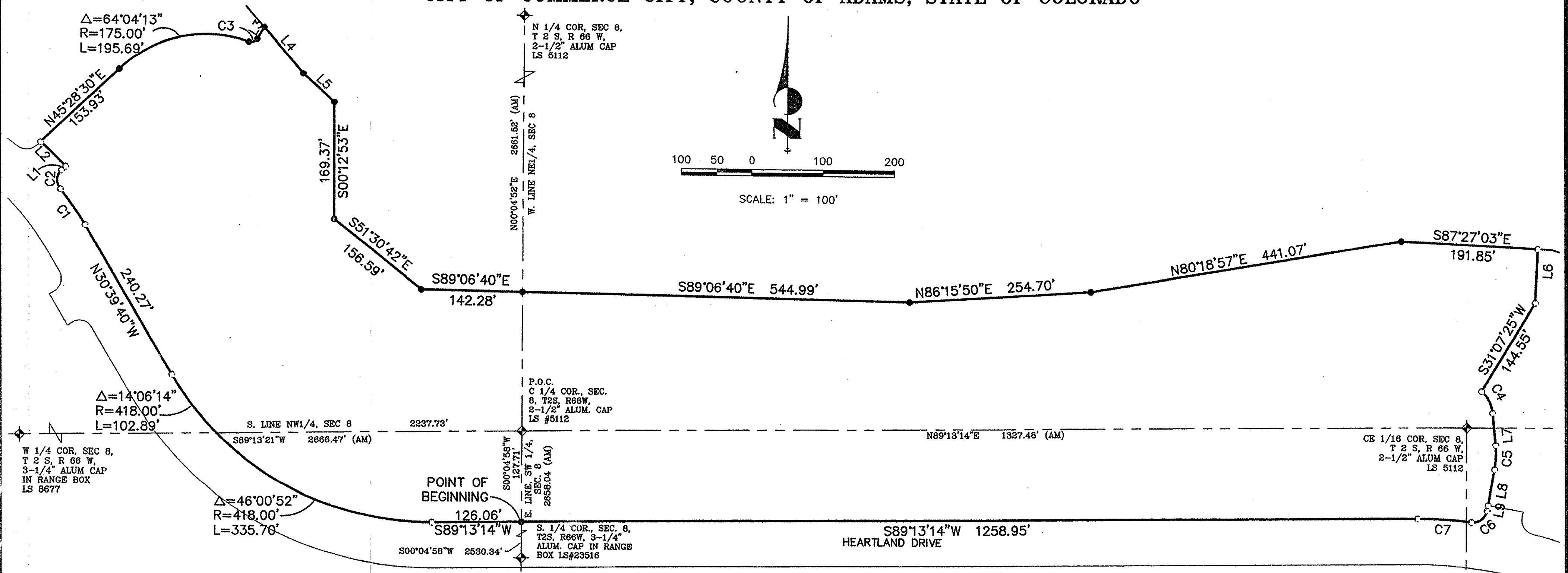
**J-R ENGINEERING**  
A Subsidiary of Westrian  
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303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com  
JOB NO. 4421.06 JANUARY 17, 2003

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# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

File: 18 map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 9, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - L.S. NO. 23516 AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - L.S. NO. 26606, CONSIDERED TO BEAR N89°23'52"E A DISTANCE OF 2624.86 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, S00°04'58"W A DISTANCE OF 127.71 FEET, TO THE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HEARTLAND DRIVE AS SHOWN ON THE DEDICATION PLAT FOR THE REUNION DISTRICT ROADS AS RECORDED IN FILE NO. 18, PLAT NO. 627, UNDER RECEPTION NO. C0917092;

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

1. S89°13'14"W A DISTANCE OF 126.06 FEET, TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS N00°46'46"W, HAVING A RADIUS OF 418.00 FEET, A CENTRAL ANGLE OF 46°00'52" AND AN ARC LENGTH OF 335.70 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8;
3. CONTINUING ALONG THE ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS N45°14'06"E, HAVING A RADIUS OF 418.00 FEET, A CENTRAL ANGLE OF 14°06'14" AND AN ARC LENGTH OF 102.89 FEET, TO A POINT OF TANGENCY;
4. N30°39'40"W A DISTANCE OF 240.27 FEET, TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S59°20'20"W, HAVING A RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 08°09'00" AND AN ARC LENGTH OF 61.45 FEET, TO A POINT OF REVERSE CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS N51°11'20"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°17'11" AND AN ARC LENGTH OF 29.42 FEET, TO A POINT OF TANGENCY;
7. N45°28'30"E A DISTANCE OF 7.99 FEET;
8. N44°31'30"W A DISTANCE OF 50.00 FEET;

THENCE N45°28'30"E A DISTANCE OF 153.93 FEET, TO A POINT OF CURVE;

**LEGAL DESCRIPTION (continued)**

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS S44°31'30"E, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 64°04'13" AND AN ARC LENGTH OF 195.69 FEET, TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS N19°32'43"E, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 79°05'40" AND AN ARC LENGTH OF 13.80 FEET, TO A POINT OF TANGENCY;

THENCE N30°27'03"E A DISTANCE OF 19.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL AS DESCRIBED IN BOOK 4466 AT PAGE 733;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING NINE (9) COURSES:

1. S40°13'50"E A DISTANCE OF 85.62 FEET;
2. S46°19'45"E A DISTANCE OF 60.11 FEET;
3. S00°12'53"E A DISTANCE OF 169.37 FEET;
4. S51°30'42"E A DISTANCE OF 156.59 FEET;
5. S89°06'40"E A DISTANCE OF 142.28 FEET, TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8;
6. S89°06'40"E A DISTANCE OF 544.99 FEET;
7. N86°15'50"E A DISTANCE OF 254.70 FEET;
8. N80°18'57"E A DISTANCE OF 441.07 FEET;
9. S87°27'03"E A DISTANCE OF 191.85 FEET;

THENCE S02°32'57"W A DISTANCE OF 74.92 FEET;

THENCE S31°07'25"W A DISTANCE OF 144.55 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS S40°14'56"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 44°09'53" AND AN ARC LENGTH OF 34.69 FEET, TO A POINT OF TANGENCY;

THENCE S05°35'11"E A DISTANCE OF 45.07 FEET, TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS S84°24'49"W, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°38'34" AND AN ARC LENGTH OF 34.13 FEET, TO A POINT OF TANGENCY;

**LEGAL DESCRIPTION (continued)**

THENCE S10°03'23"W A DISTANCE OF 50.79 FEET, TO SAID NORTHERLY RIGHT-OF-WAY LINE OF HEARTLAND DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S10°03'23"W A DISTANCE OF 8.00 FEET, TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS N79°56'37"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°02'33" AND AN ARC LENGTH OF 30.03 FEET, TO A POINT OF REVERSE CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S06°05'56"W, HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 06°52'42" AND AN ARC LENGTH OF 75.87 FEET, TO A POINT OF TANGENCY;
4. S89°13'14"W A DISTANCE OF 1258.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 728,974 SQUARE FEET OR 16.735 ACRES.

NOTE: SEE SHEET 6 OF 6 FOR LINE AND CURVE DATA.

**A ZTEC CONSULTANTS, inc.**  
 8000 South Lincoln Street, Unit 5  
 Littleton, Colorado 80122  
 Phone: (303)713-1898 Fax: (303)713-1897

SHEET 3 OF 6

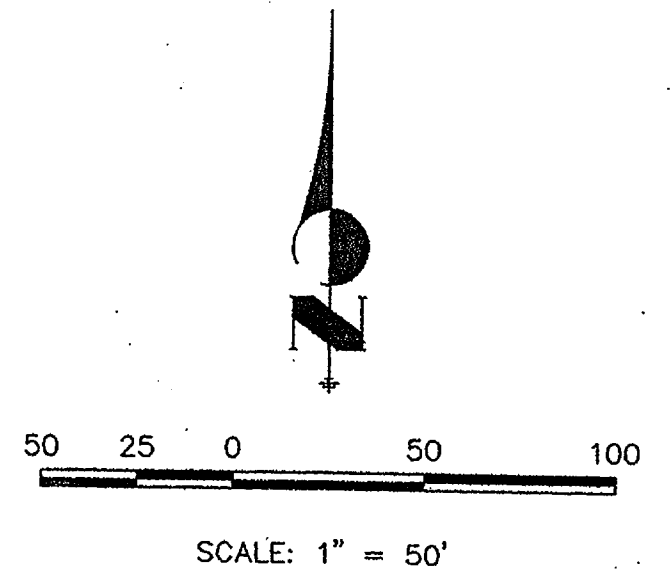
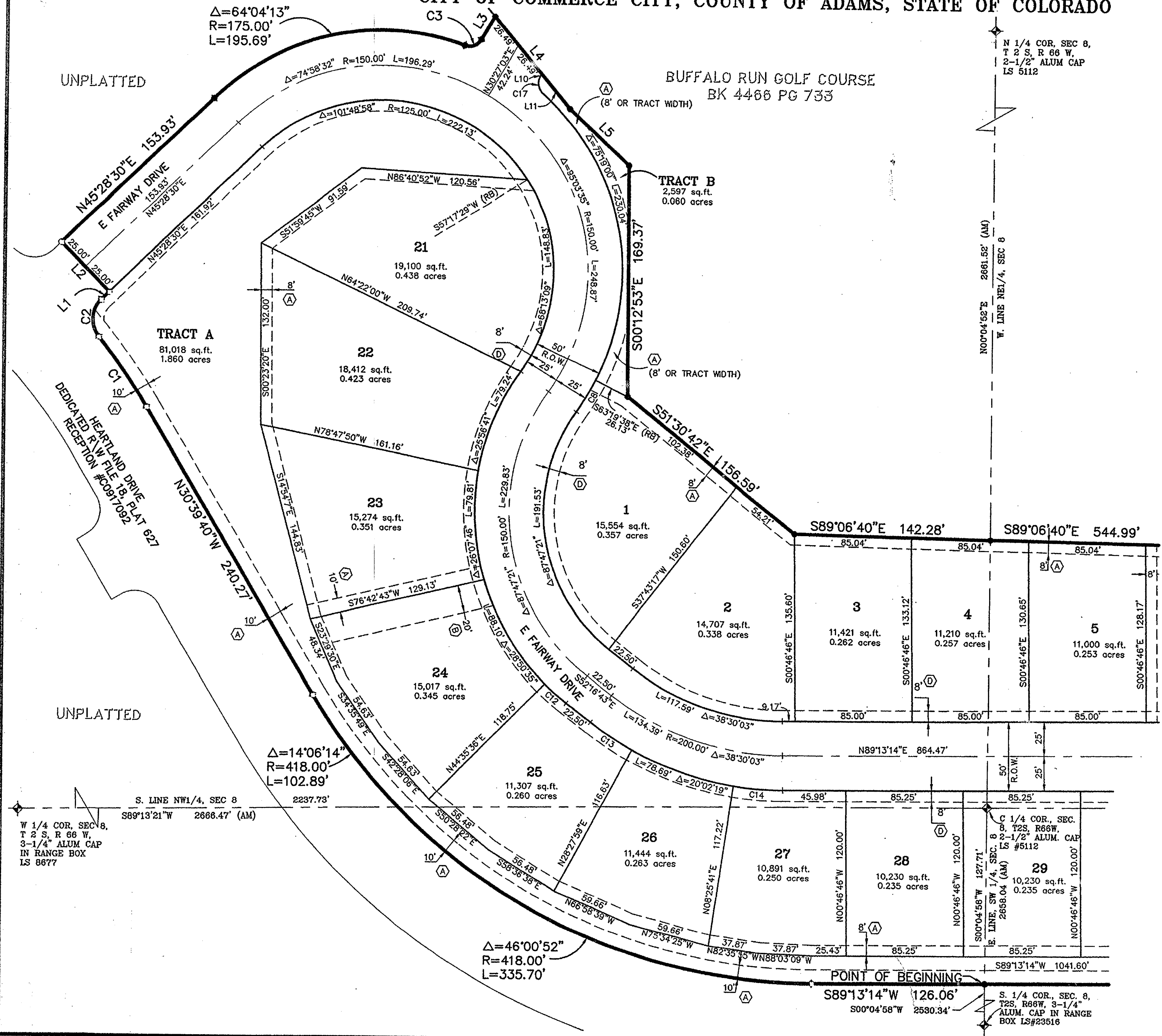
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# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

File: 18 Map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 5

NOTE: SEE SHEET 6 OF 6 FOR LINE AND CURVE DATA.

**AZTEC CONSULTANTS, inc.**  
8000 South Lincoln Street, Unit 5  
Littleton, Colorado 80122  
Phone: (303)713-1898 Fax: (303)713-1897

SHEET 4 OF 6

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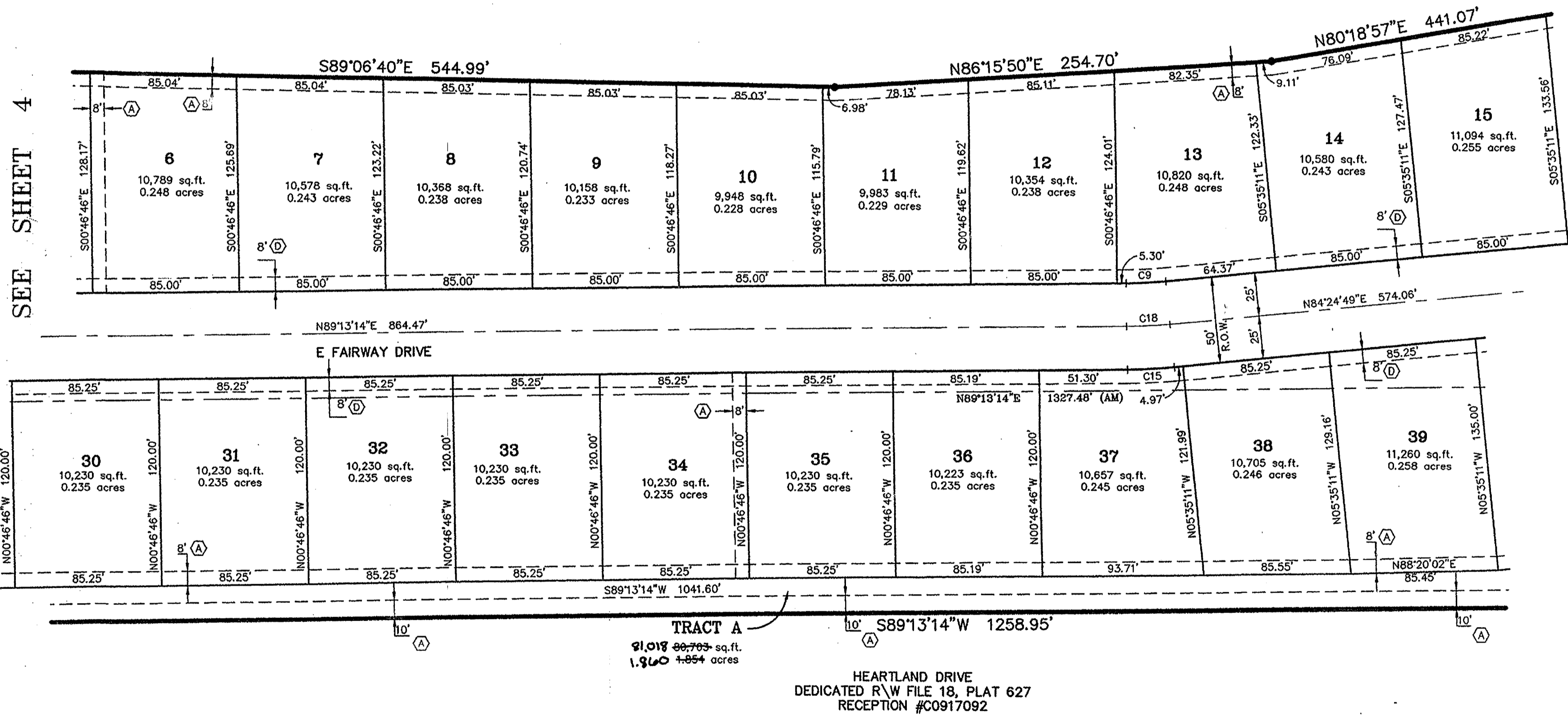
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# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

File: 18 Map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

BUFFALO RUN GOLF COURSE  
BK 4486 PG 733



SEE SHEET 4

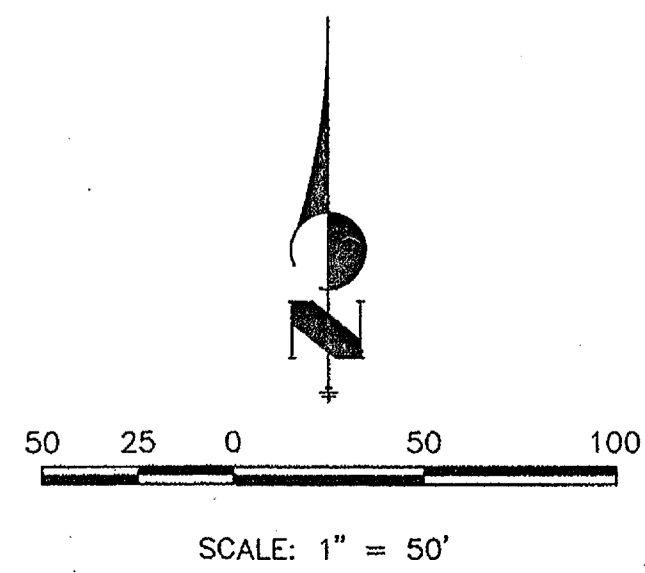
SEE SHEET 6

NOTE: SEE SHEET 6 OF 6 FOR LINE AND CURVE DATA.

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# FINAL SUBDIVISION PLAT REUNION FILING NO. 6

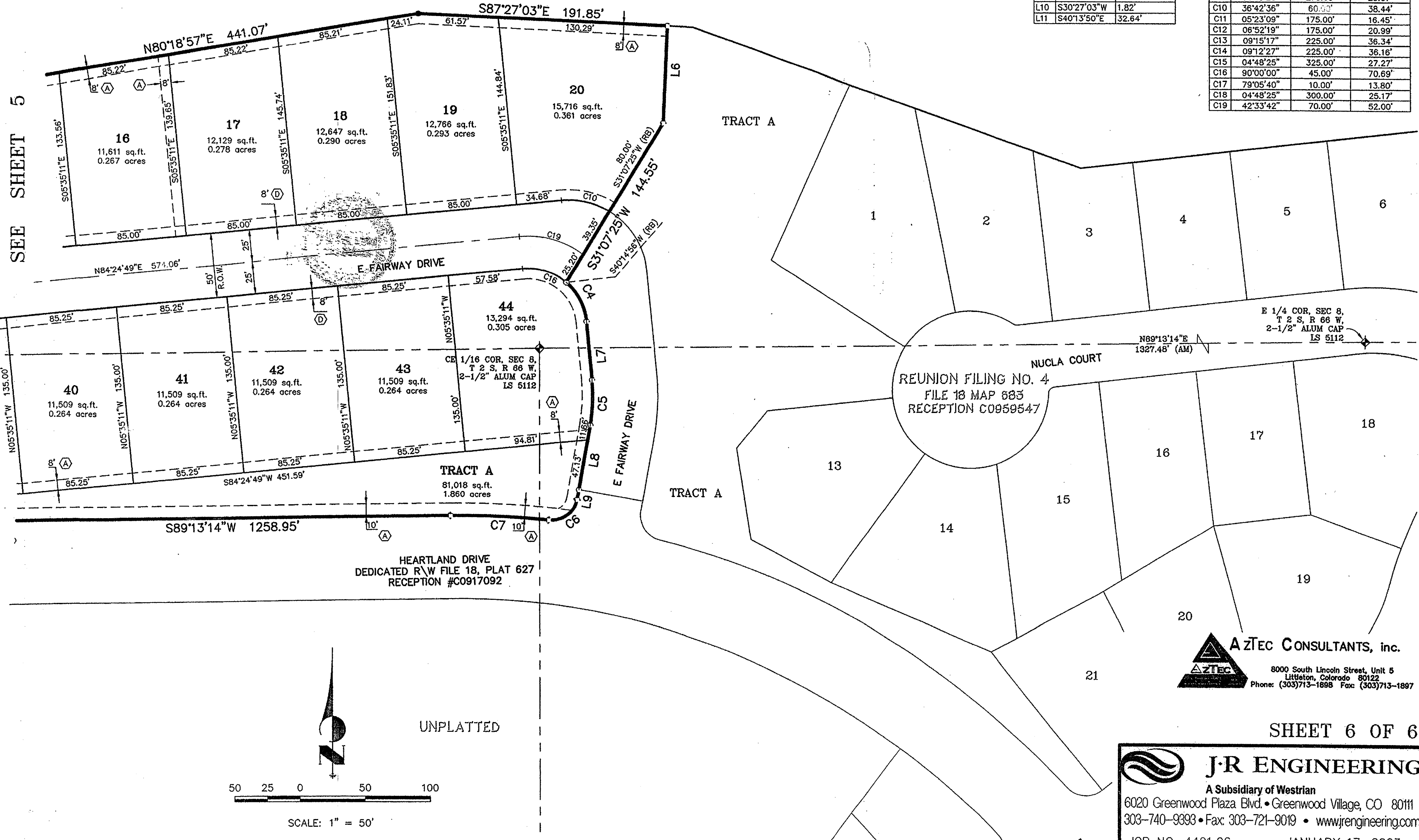
File: 18 Map: 845

A PART OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

BUFFALO RUN GOLF COURSE  
BK 4466 PG 733

LINE TABLE		
NUM	BEARING	DIST
L1	N45°28'30"E	7.99'
L2	N44°31'30"W	50.00'
L3	N30°27'03"E	19.35'
L4	S40°13'50"E	85.62'
L5	S46°19'45"E	60.11'
L6	S02°32'57"W	74.92'
L7	S05°35'11"E	45.07'
L8	S10°03'23"W	50.79'
L9	S10°03'23"W	8.00'
L10	S30°27'03"W	1.82'
L11	S40°13'50"E	32.64'

CURVE TABLE			
NUM	DELTA	RADIUS	LENGTH
C1	08°09'00"	432.00'	61.45'
C2	84°17'11"	20.00'	29.42'
C3	79°05'40"	10.00'	13.80'
C4	44°09'53"	45.00'	34.69'
C5	15°38'34"	125.00'	34.13'
C6	86°02'33"	20.00'	30.03'
C7	06°52'42"	632.00'	75.87'
C8	08°50'16"	175.00'	26.99'
C9	04°48'25"	275.00'	23.07'
C10	36°42'36"	60.00'	38.44'
C11	05°23'09"	175.00'	16.45'
C12	06°52'19"	175.00'	20.99'
C13	09°15'17"	225.00'	36.34'
C14	09°12'27"	225.00'	36.16'
C15	04°48'25"	325.00'	27.27'
C16	90°00'00"	45.00'	70.69'
C17	79°05'40"	10.00'	13.80'
C18	04°48'25"	300.00'	25.17'
C19	42°33'42"	70.00'	52.00'



SEE SHEET 5

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