

## REATA SOUTH FILING NO. 1, 7TH AMENDMENT

PLANNING AREA 13 AND A PORTION OF OPEN SPACE A  
A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH - FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE FILING NO. PLAT RECORDED DECEMBER 20, 2002, AT RECEPTION NO. 2005122094 AND THE 4TH AMENDMENT PLAT RECORDED AUGUST 6, 2021 AT RECEPTION NO. 2021093108, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

THAT PART OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH - FILING NO. 1, AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT, LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE FILING NO. PLAT RECORDED DECEMBER 20, 2002, AT RECEPTION NO. 2005122094 AND THE 4TH AMENDMENT PLAT RECORDED AUGUST 6, 2021 AT RECEPTION NO. 2021093108, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO BEAR SOUTH 89°19'38" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 80°08'20" WEST, A DISTANCE OF 970.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT B-3 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID TRACT B-3 FOR THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 89°19'53" EAST, A DISTANCE OF 349.25 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°01'42", A RADIUS OF 2465.00 FEET, AN ARC LENGTH OF 216.33 FEET, THE CHORD OF WHICH BEARS SOUTH 88°09'16" EAST, A DISTANCE OF 216.26 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 85°38'25" EAST, A DISTANCE OF 81.95 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°22'46", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 626.02 FEET, THE CHORD OF WHICH BEARS NORTH 63°10'12" EAST, A DISTANCE OF 595.55 FEET TO A POINT OF COMPOUND CURVATURE;
- 5) ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°22'46", A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 689.37 FEET, THE CHORD OF WHICH BEARS NORTH 15°59'21" EAST, A DISTANCE OF 680.45 FEET TO A POINT OF TANGENCY;
- 6) NORTH 00°00'07" WEST, A DISTANCE OF 1250.33 FEET TO A POINT OF CURVATURE;
- 7) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°36'02", A RADIUS OF 1565.00 FEET, AN ARC LENGTH OF 1081.67 FEET, THE CHORD OF WHICH BEARS NORTH 19°47'54" EAST, A DISTANCE OF 1060.26 FEET TO A POINT OF TANGENCY;
- 8) NORTH 39°35'55" EAST, A DISTANCE OF 297.59 FEET TO A POINT OF CURVATURE;
- 9) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°07'23", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 289.09 FEET, THE CHORD OF WHICH BEARS NORTH 26°32'14" EAST, A DISTANCE OF 445.21 FEET TO A POINT OF TANGENCY;
- 10) NORTH 13°28'32" EAST, A DISTANCE OF 288.45 FEET TO THE SOUTHERLY LINE OF HILLTOP ROAD AS DEDICATED BY SAID REATA SOUTH - FILING NO. 1;

THENCE ALONG LAST SAID SOUTHERLY LINE FOR THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 74°10'42" EAST, A DISTANCE OF 148.55 FEET;
- 2) SOUTH 89°45'13" EAST, A DISTANCE OF 919.23 FEET TO A NON-TANGENT CURVE;
- 3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°11'43", A RADIUS OF 3440.00 FEET, AN ARC LENGTH OF 191.84 FEET, THE CHORD OF WHICH BEARS SOUTH 72°33'28" EAST, A DISTANCE OF 191.82 FEET TO A NON-TANGENT LINE;
- 4) SOUTH 62°08'05" EAST, A DISTANCE OF 213.30 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND THE EASTERN LINE OF SAID TRACT N;

THENCE ALONG SAID EASERLY LINE OF TRACT N, THE SOUTHERLY LINE OF SAID PRIVATE ROAD ROW, AND THE SOUTHERLY LINE OF SAID TRACT B-3 FOR THE FOLLOWING THIRTY-TWO (32) COURSES:

- 1) SOUTH 00°10'16" WEST, A DISTANCE OF 1032.16 FEET;
- 2) SOUTH 00°10'19" WEST, A DISTANCE OF 99.08 FEET;
- 3) NORTH 68°55'58" WEST, A DISTANCE OF 360.66 FEET;
- 4) SOUTH 80°57'07" WEST, A DISTANCE OF 368.00 FEET;
- 5) NORTH 73°06'33" WEST, A DISTANCE OF 545.74 FEET;
- 6) SOUTH 88°43'16" WEST, A DISTANCE OF 562.37 FEET;
- 7) SOUTH 21°32'49" WEST, A DISTANCE OF 746.22 FEET;
- 8) SOUTH 09°59'08" WEST, A DISTANCE OF 357.71 FEET;
- 9) SOUTH 02°26'22" WEST, A DISTANCE OF 259.02 FEET;
- 10) SOUTH 56°21'26" EAST, A DISTANCE OF 131.73 FEET;
- 11) SOUTH 76°55'16" EAST, A DISTANCE OF 121.44 FEET;
- 12) SOUTH 39°06'57" EAST, A DISTANCE OF 75.47 FEET;
- 13) NORTH 89°33'39" EAST, A DISTANCE OF 411.42 FEET;
- 14) NORTH 75°11'24" EAST, A DISTANCE OF 301.05 FEET TO A NON-TANGENT LINE;
- 15) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°53'07", A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 88.10 FEET, THE CHORD OF WHICH BEARS SOUTH 01°03'26" WEST, A DISTANCE OF 87.35 FEET TO A NON-TANGENT LINE;
- 16) SOUTH 77°40'52" WEST, A DISTANCE OF 371.12 FEET;
- 17) SOUTH 89°58'04" WEST, A DISTANCE OF 93.33 FEET;
- 18) SOUTH 77°41'31" WEST, A DISTANCE OF 89.46 FEET;
- 19) NORTH 78°31'43" WEST, A DISTANCE OF 178.21 FEET;
- 20) SOUTH 77°20'14" WEST, A DISTANCE OF 63.94 FEET;
- 21) SOUTH 06°02'30" EAST, A DISTANCE OF 489.68 FEET;
- 22) SOUTH 72°13'17" EAST, A DISTANCE OF 293.33 FEET TO A NON-TANGENT CURVE;
- 23) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°12'27", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 139.10 FEET, THE CHORD OF WHICH BEARS SOUTH 31°48'28" WEST, A DISTANCE OF 137.16 FEET TO A POINT OF TANGENCY;
- 24) SOUTH 48°24'41" WEST, A DISTANCE OF 37.85 FEET TO A POINT OF CURVATURE;
- 25) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 97°21'20", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 611.70 FEET, THE CHORD OF WHICH BEARS SOUTH 00°15'59" EAST, A DISTANCE OF 540.73 FEET TO A POINT OF TANGENCY;
- 26) SOUTH 32°59'31" WEST, A DISTANCE OF 215.39 FEET;
- 27) SOUTH 44°21'42" EAST, A DISTANCE OF 187.00 FEET TO A NON-TANGENT CURVE;
- 28) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°47'27", A RADIUS OF 534.00 FEET, AN ARC LENGTH OF 501.33 FEET, THE CHORD OF WHICH BEARS SOUTH 83°22'47" WEST, A DISTANCE OF 483.12 FEET TO A POINT OF TANGENCY;
- 29) SOUTH 56°29'03" WEST, A DISTANCE OF 110.01 FEET TO A POINT OF CURVATURE;
- 30) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°22'27", A RADIUS OF 1204.00 FEET, AN ARC LENGTH OF 923.47 FEET, THE CHORD OF WHICH BEARS SOUTH 78°40'17" WEST, A DISTANCE OF 909.34 FEET TO A POINT OF TANGENCY;
- 31) NORTH 79°08'30" WEST, A DISTANCE OF 129.37 FEET TO A POINT OF CURVATURE;
- 32) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°37'18", A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 147.47 FEET, THE CHORD OF WHICH BEARS NORTH 83°27'09" WEST, A DISTANCE OF 147.33 FEET TO THE WESTERLY LINE OF SAID TRACT B-3, BEING A NON-TANGENT LINE;

THENCE NORTH 00°40'22" WEST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 420.84 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3,364,933 SQUARE FEET OR 77.2482 ACRES, MORE OR LESS.

## ACCEPTANCE CERTIFICATE

THE DEDICATION OF MAJESTIC SKY DRIVE, NATIVE PEAK WAY, EMBER STAR PLACE, CLARET CUP COURT, PAINTED PINE STREET, AND STAR LILY COURT, ALL PRIVATE ROADS, AND TRACTS A, B, C, D, E, F, G, H, I, AND J ARE HERE BY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE REATA SOUTH METROPOLITAN DISTRICT, A SPECIAL DISTRICT ORGANIZED AND OPERATING PURSUANT TO TITLE 32, C.R.S.

REATA SOUTH METROPOLITAN DISTRICT

BY: Charlene Sloan

TITLE: President, Reata Board

SIGNED: Charlene Sloan

STATE OF COLORADO } SS

COUNTY OF Douglas } SS

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2022

BY Charlene Sloan OF REATA SOUTH METROPOLITAN DISTRICT

MY COMMISSION EXPIRES January 9, 2023

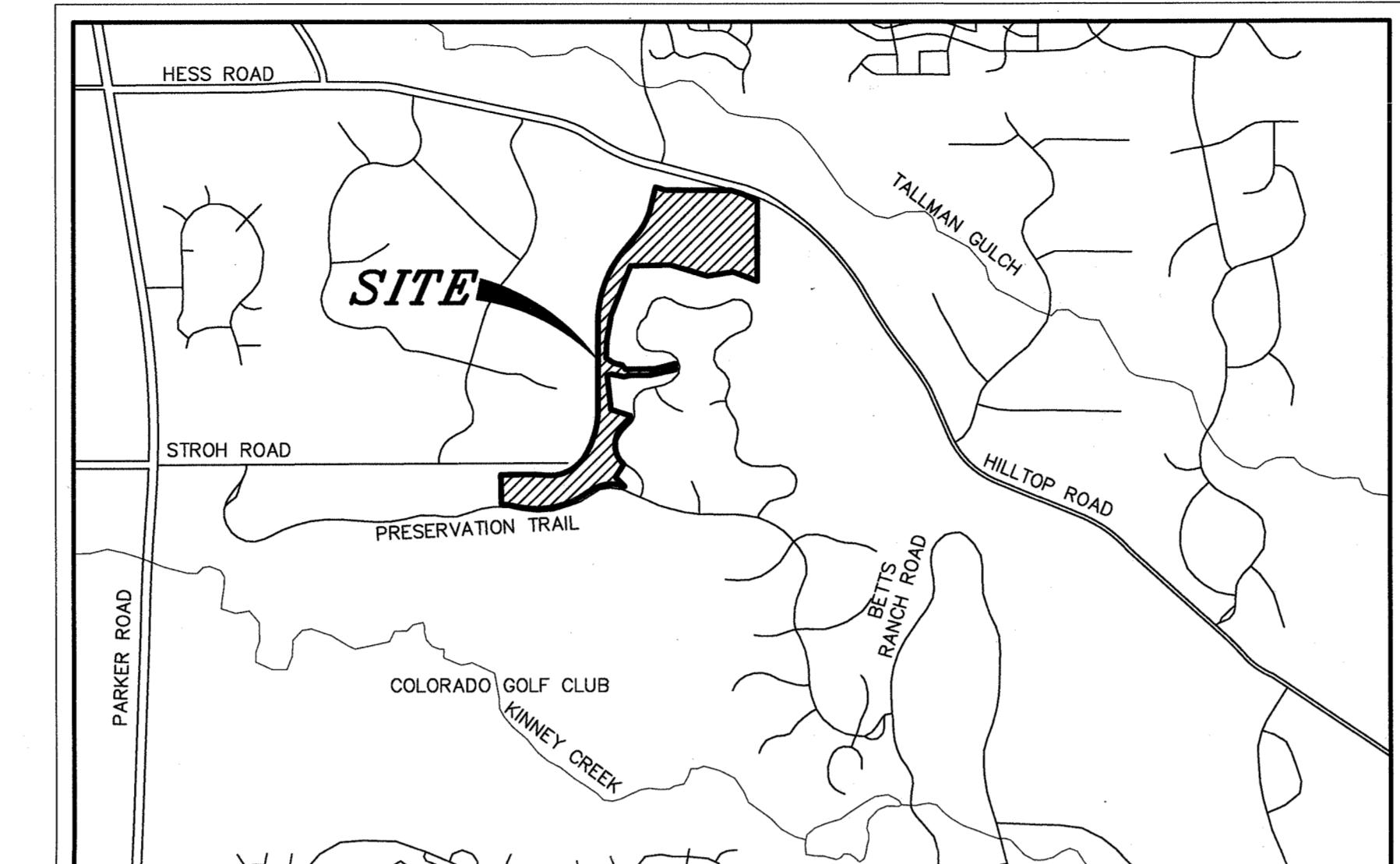
WITNESS MY HAND AND OFFICIAL SEAL

Charlene Sloan

NOTARY PUBLIC

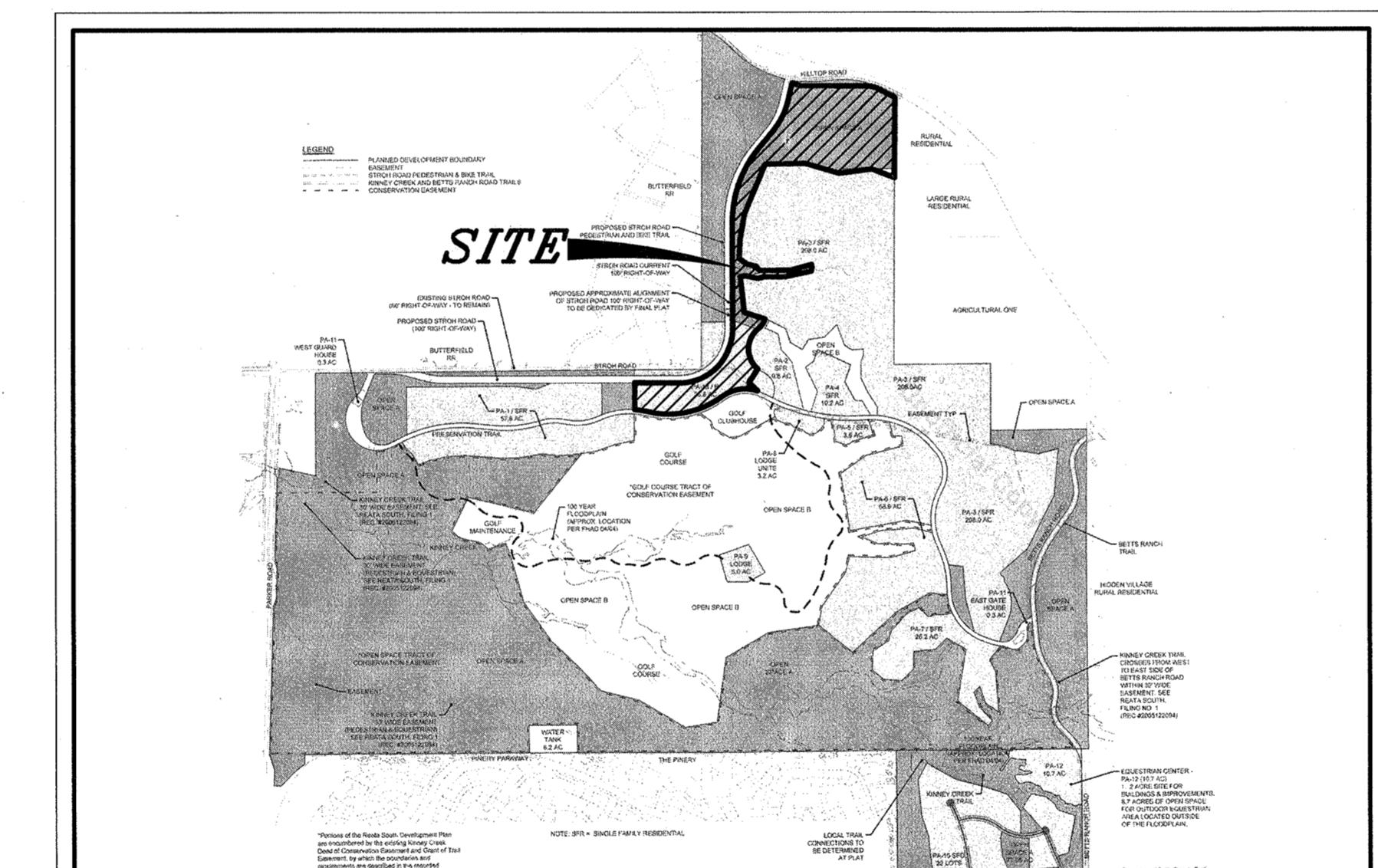
PLANNING AREA 13 AND A PORTION OF OPEN SPACE A  
A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH - FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE FILING NO. PLAT RECORDED DECEMBER 20, 2002, AT RECEPTION NO. 2005122094 AND THE 4TH AMENDMENT PLAT RECORDED AUGUST 6, 2021 AT RECEPTION NO. 2021093108, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)



VICINITY MAP

(1" = 2000')



PD VICINITY MAP

(1" = 2000')

## DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF REATA SOUTH FILING NO. 1, 7TH AMENDMENT.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE 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. UTILITY, DRAINAGE AND BLANKET ACCESS, SIGHT DISTANCE, AND OPEN SPACE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

REATA SOUTH METROPOLITAN DISTRICT

BY: Charlene Sloan

TITLE: President, Reata Board

SIGNED: Charlene Sloan

STATE OF COLORADO } SS

COUNTY OF Douglas } SS

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2022

BY Charlene Sloan OF REATA SOUTH METROPOLITAN DISTRICT

MY COMMISSION EXPIRES January 9, 2023

WITNESS MY HAND AND OFFICIAL SEAL

Charlene Sloan

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 31, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS 2nd DAY OF May, 2022.



BRIAN J. PFOHL  
COLORADO PLS. NO. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD RD., SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80112  
(303) 708-0500

## TITLE VERIFICATION

WE, LAND TITLE GUARANTEED COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

BY: Scott Bennett AS Commercial title officer

MY COMMISSION EXPIRES 4/14/2026

WITNESS MY HAND AND OFFICIAL SEAL

Scott Bennett

NOTARY PUBLIC

CAROLYN MANNING  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224013284  
MY COMMISSION EXPIRES 04/04/2026

## DOUGLAS COUNTY PLANNING COMMISSION

THE PRELIMINARY PLAN SB2020-043 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON MARCH 22, 2021.

Amber Johnson  
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

5/16/2022  
DATE

## BOARD OF COUNTY COMMISSIONERS

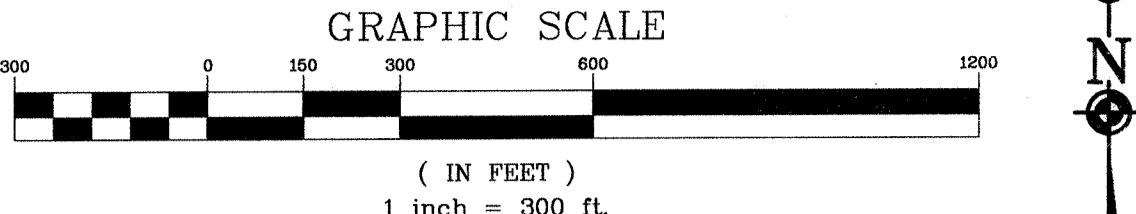
THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 22nd DAY OF MARCH, 2022, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF UTILITY, DRAINAGE AND BLANKET ACCESS, SIGHT DISTANCE, AND OPEN SPACE EASEMENTS ARE ACCEPTED.

# REATA SOUTH FILING NO. 1, 7TH AMENDMENT

## PLANNING AREA 13 AND A PORTION OF OPEN SPACE A

A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH – FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1  
AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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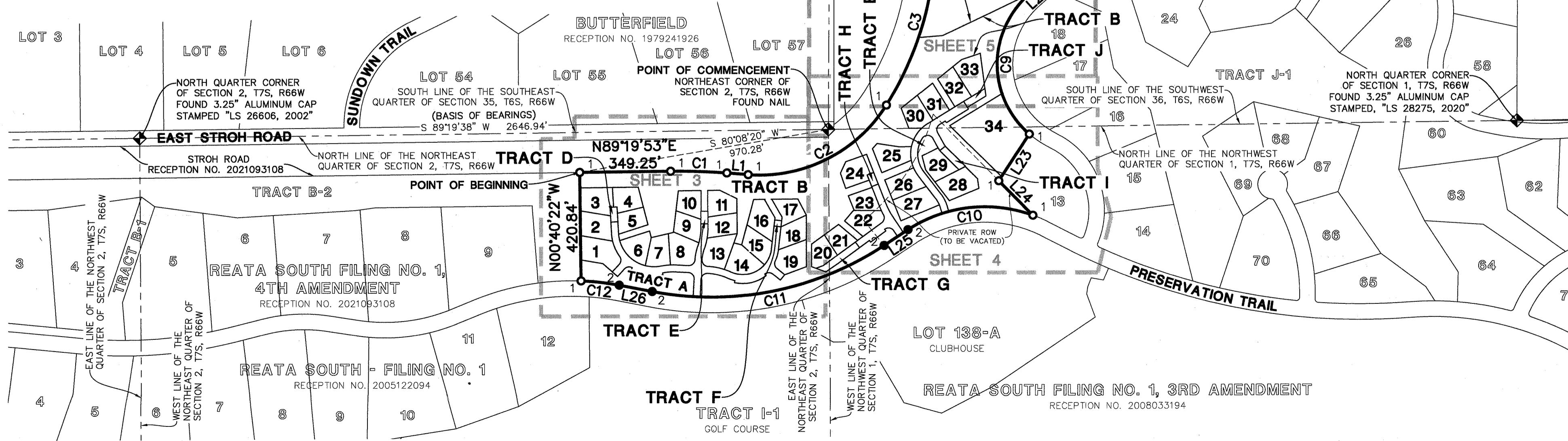
## **LEGEND**

- \_\_\_\_\_ = EX. BOUNDARY LINE
- = EX. SECTION LINE
- \_\_\_\_\_ = EX. LOT LINE
- \_\_\_\_\_ = PR. LOT LINE
- \*\*\*\*\* = DETAIL SHEET LINES
-  = FOUND SECTION CORNER AS NOTED
- 1  FOUND NO. 5 REBAR WITH  
= 1.25" YELLOW PLASTIC CAP  
STAMPED, "FUTURA, LS 30120"
- 2  FOUND NO. 5 REBAR WITH  
= 1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"
- 1  SET 18" LONG NO. 5 REBAR WITH  
= 1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"  
FLUSH WITH GROUND
- 0.00** = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°01'42"	2465.00'	216.33'	S88°09'16"E	216.26
C2	62°22'46"	575.00'	626.02'	N63°10'12"E	595.55
C3	31°58'55"	1235.00'	689.37'	N15°59'21"E	680.45
C4	39°36'02"	1565.00'	1081.67'	N19°47'54"E	1060.20
C5	26°07'23"	985.00'	449.09'	N26°32'14"E	445.21
C6	3°11'43"	3440.00'	191.84'	S72°33'28"E	191.82
C7	25°53'07"	195.00'	88.10'	S01°03'26"W	87.35
C8	33°12'27"	240.00'	139.10'	S31°48'28"W	137.16
C9	97°21'20"	360.00'	611.70'	S00°15'59"E	540.73
C10	53°47'27"	534.00'	501.33'	S83°22'47"W	483.12
C11	44°22'27"	1204.00'	932.47'	S78°40'17"W	909.34
C12	8°37'18"	980.00'	147.47'	N83°27'09"W	147.33

## **LAND USE SUMMARY TABLE**

LAND USAGE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA	OWNERSHIP/MAINTENANCE	USE
RESIDENTIAL LOTS	386,380	8.8701	11.48%	REATA SOUTH METROPOLITAN DISTRICT	RESIDENTIAL
PRIVATE RIGHT-OF-WAY	66,016	1.5155	1.96%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE & UTILITIES
TRACT A	30,969	0.7110	0.92%	REATA SOUTH METROPOLITAN DISTRICT	OWNERSHIP, AND MAINTENANCE FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND MAINTENANCE
TRACT B	373,200	8.5675	11.09%	REATA SOUTH METROPOLITAN DISTRICT	OWNERSHIP, AND MAINTENANCE FOR OPEN SPACE, TRAIL, DRAINAGE, UTILITIES, SIDE DISTANCE, LANDSCAPE AND MAINTENANCE
TRACT C	2,493,626	57.2458	74.11%	REATA SOUTH METROPOLITAN DISTRICT	OPEN SPACE, DRAINAGE, UTILITIES, AND LANDSCAPE AND MAINTENANCE
TRACT D	1,564	0.0359	0.05%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
TRACT E	1,331	0.0306	0.04%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
TRACT F	640	0.0147	0.02%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
TRACT G	4,571	0.1049	0.14%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, TRAIL, DRAINAGE, UTILITIES, AND LANDSCAPE AND MAINTENANCE
TRACT H	1,298	0.0298	0.04%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
TRACT I	2,913	0.0669	0.09%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
TRACT J	2,423	0.0556	0.07%	REATA SOUTH METROPOLITAN DISTRICT	PRIVATE ACCESS, DRAINAGE, UTILITIES AND LANDSCAPE AND MAINTENANCE
OVERALL TOTAL	3,364,933	77.2482	100.000		



## **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 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 BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABC70745589-3 WITH AN EFFECTIVE DATE OF APRIL 22, 2022 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 89°19'38" WEST AS MONUMENTED ON THE EAST BY A NAIL AND ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "LS 26606, 2002".
6. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08035C0201G AND 08035C0182G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.
7. SECONDARY DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS TRACTS A, B, C, E, F, G, H, AND PRIVATE ROW IN REATA SOUTH FILING NO. 1, 7TH AMENDMENT (THE "SUBDIVISION") FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLLS, AND WATER QUALITY FACILITIES, (COLLECTIVELY, THE "FACILITIES"). IN THE EVENT REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS, AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER SAID SUBDIVISION AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
8. ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED/DEDICATED BY REATA SOUTH - FILING NO. 1, RECORDED DECEMBER 20, 2005 AT RECEPTION NO. 2005122094, TECHNICAL PLAT CORRECTION CERTIFICATES RECORDED FEBRUARY 21, 2006 AT RECEPTION NO. 2006014444, MARCH 9, 2007 AT RECEPTION NO. 2007020389 AND NOVEMBER 17, 2008 AT RECEPTION NO. 2008076763, AND REATA SOUTH FILING NO. 1, 4TH AMENDMENT, RECORDED AUGUST 6, 2021 AT RECEPTION NO. 2021093108 ARE VACATED BY THIS PLAT.
9. A PERMANENT OPEN SPACE EASEMENT IS HEREBY DEDICATED TO DOUGLAS COUNTY OVER AND ACROSS TRACTS A, B AND C. THE USES PERMITTED UNDER THE EASEMENT ARE THOSE USES PERMITTED IN OPEN SPACE A OF THE REATA SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT. THE REATA SOUTH METROPOLITAN DISTRICT ITS SUCCESSORS AND ASSIGNS RETAINS ALL RIGHTS OF ACCESS TO SUCH PORTIONS OF TRACTS A, B AND C.
10. PRIVATE ROADS MAJESTIC SKY DRIVE, NATIVE PEAK WAY, EMBER STAR PLACE, CLARET CUP COURT, PAINTED PINE STREET, & STAR LILY COURT SHALL BE OWNED AND MAINTAINED BY THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, DRAINAGE, AND UTILITIES.
11. FENCING AND OTHER ENCLOSURES SHALL BE INSTALLED ONLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO GOLF CLUB DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE COLORADO GOLF CLUB DESIGN GUIDELINES.
12. DIRECT VEHICULAR ACCESS TO AND FROM LOT 34 SHALL OCCUR VIA FOREST KEEP CIRCLE.
13. DIRECT VEHICULAR ACCESS TO AND FROM LOTS 3 & 4 SHALL OCCUR VIA TRACT D. DIRECT VEHICULAR ACCESS TO AND FROM LOTS 10 & 11 SHALL OCCUR VIA TRACT E. DIRECT VEHICULAR ACCESS TO AND FROM LOT 17 SHALL OCCUR VIA TRACT F. DIRECT VEHICULAR ACCESS TO AND FROM LOTS 20 & 21 SHALL OCCUR VIA TRACT G. DIRECT VEHICULAR ACCESS TO AND FROM LOT 24 SHALL OCCUR VIA TRACT H. DIRECT VEHICULAR ACCESS TO AND FROM LOT 33 SHALL OCCUR VIA TRACT J. DIRECT VEHICULAR ACCESS TO AND FROM LOTS 28 & 29 SHALL OCCUR VIA TRACT I. TRACTS D, E, F, G, H, I, & J SHALL BE OWNED AND MAINTAINED BY THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE SHARED DRIVEWAYS WITHIN TRACTS D, E, G, & I SHALL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS.
14. FENCING, LANDSCAPING, VEGETATION, AND OTHER OBSTRUCTIONS OVER 3 FEET IN HEIGHT ARE PROHIBITED IN THE SIGHT DISTANCE EASEMENT SHOWN HEREON WITHIN TRACT B. SIGHT DISTANCE EASEMENT IN TRACT B IS HEREBY DEDICATED TO DOUGLAS COUNTY.
15. ALL RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ORDER TO MEET FIRE APPARATUS ACCESS ROAD REQUIREMENTS AS SHOWN HEREON.
16. TRACT A IS HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP, AND MAINTENANCE FOR OPEN SPACE, DRAINAGE, PUBLIC AND PRIVATE UTILITIES, LANDSCAPE AND MAINTENANCE PURPOSES.
17. TRACT B IS HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP, AND MAINTENANCE FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC AND PRIVATE UTILITIES, SIGHT DISTANCE, LANDSCAPE AND MAINTENANCE PURPOSES.
18. TRACT C IS HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP AND MAINTENANCE FOR OPEN SPACE, DRAINAGE, UTILITIES, AND LANDSCAPE AND MAINTENANCE PURPOSES.
19. TRACTS D, E, F, H, I, & J ARE HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP AND MAINTENANCE FOR PRIVATE ACCESS, DRAINAGE, UTILITIES, AND LANDSCAPE AND MAINTENANCE PURPOSES.
20. TRACT G IS HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP AND MAINTENANCE FOR PRIVATE ACCESS, TRAIL, DRAINAGE, UTILITIES, AND LANDSCAPE AND MAINTENANCE PURPOSES.
21. A 20'x10' DRAINAGE EASEMENT (D.E.) ACROSS LOT 34 IS HEREBY DEDICATED TO THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS.
22. VEHICULAR ACCESS FOR LOTS 8 AND 13 SHALL BE DETERMINED BY THE BUILDER AT THE TIME OF BUILDING PERMIT FOR FLEXIBILITY IN HOUSE PLACEMENT.
23. VEHICULAR ACCESS TO AND FROM LOTS 2, 9, 12, AND 16 SHALL OCCUR VIA THE PRIVATE ROADWAYS.
24. AT THE TIME OF CONSTRUCTION, ESPECIALLY DURING EXCAVATION AND GRADING, THE OWNER, ITS SUCCESSORS, OR ASSIGNS, SHALL EXERCISE REASONABLE CARE IN OBSERVANCE FOR THE PRESENCE OF HISTORIC, PALEONTOLOGICAL OR OTHER CULTURAL RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.
25. A BURROWING OWL STUDY SHALL BE CONDUCTED IN ACCORDANCE WITH ESTABLISHED PRACTICES PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURRING BETWEEN MARCH 15 AND OCTOBER 31 IN ANY AREA CONTAINING A PRAIRIE DOG COLONY.
26. A PRIVATE TRAIL, TO BE OWNED AND MAINTAINED BY THE REATA SOUTH METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL BE CONSTRUCTED LINKING THE INTERNAL ROAD NETWORK, OVER AND ACROSS TRACTS B AND G, FOR A TRAIL CROSSING OVER PRESERVATION TRAIL, FOR THE PURPOSE OF PROVIDING DIRECT (PEDESTRIAN/GOLF CART) ACCESS TO THE CLUBHOUSE.
27. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
28. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SHARED DRIVEWAYS IN TRACTS D, E, G, & I. INDIVIDUAL DRIVEWAYS LOCATED IN TRACTS F, H, & J SHALL BE CONSTRUCTED BY THE RESPECTIVE INDIVIDUAL LOT OWNERS.



FOR AND ON BEHALF OF  
MANHARD CONSULTING

REATA SOUTH FILING NO. 1, 7TH AMENDMENT

## DOUGLAS, COLORADO

REATA SOUTH FILING NO. 1, 7TH AMENDMENT

## DOUGLAS, COLORADO

DATE	REVISIONS	DRAWN BY
04/29/22	NEW TITLE COMMITMENT	BJP
03/04/22	4TH SUBMITTAL COMMENTS	BJP
03/01/22	3RD SUBMITTAL COMMENTS AND PARKING AREAS	BJP
02/18/22	2ND SUBMITTAL COMMENTS	BJP
02/02/22	1ST SUBMITTAL COMMENTS	BJP/JLM
11/15/21	INITIAL REVIEW COMMENTS	BJP/JLM
10/11/21	ATTORNEY COMMENTS DATED 09/29/21	BJP

# REATA SOUTH FILING NO. 1, 7TH AMENDMENT

## PLANNING AREA 13 AND A PORTION OF OPEN SPACE A

A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH – FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)

NORTH QUARTER CORNER  
OF SECTION 2, T7S, R66W  
FOUND 3.25" ALUMINUM CAP  
STAMPED "LS 26606, 2002"

LOT 55

**BUTTERFIELD**  
RECEPTION NO. 197924192

LOT 5

LOT 57

( IN FEET )

DATE	REVISIONS
04/29/22	NEW TITLE COMMITMENT
03/04/22	4TH SUBMITTAL COMMENTS
03/01/22	3RD SUBMITTAL COMMENTS AND
02/18/22	2ND SUBMITTAL COMMENTS
02/02/22	1ST SUBMITTAL COMMENTS

## *LEGEND*

- = EX. BOUNDARY LINE
- = EX. SECTION LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = PR. LOT LINE
- = BUILDING SETBACK LINE (B.S.L.)
- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "FUTURA, LS 30120"
- 2 = FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"
- 1 = SET 18" LONG NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"  
FLUSH WITH GROUND
- 0.00** = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- D.E. = DRAINAGE EASEMENT HEREBY  
GRANTED TO DOUGLAS COUNTY
- U.E. = UTILITY EASEMENT HEREBY  
GRANTED TO DOUGLAS COUNTY
- PWWD = PINERY WATER &  
WASTE WATER DISTRICT

LINE TABLE		
LINE	BEARING	LENGTH
L27	S47°45'22"E	27.00'
L28	N03°06'57"W	45.14'
L29	N03°06'57"W	57.92'
L30	N86°53'03"E	27.00'
L31	N03°06'57"W	57.92'
L32	N86°53'03"E	27.00'
L33	N03°06'57"W	45.14'
L34	S81°12'17"W	16.77'
L35	N00°00'00"E	15.84'
L36	N00°00'00"E	49.30'
L37	N90°00'00"E	27.00'
L38	N00°00'00"E	49.30'
L39	N90°00'00"E	27.00'
L40	N00°00'00"E	15.84'
L41	N75°24'09"W	30.89'
L43	S83°31'14"E	27.00'
L44	N06°28'46"E	23.70'
L45	S83°31'14"E	27.00'
L46	N38°31'17"E	27.00'

CURVE TABLE				
DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
28°07'23"	26.50'	13.01'	N16°42'17"E	12.88'
90°00'00"	24.50'	38.48'	N42°21'24"W	34.65'
11°26'19"	211.50'	42.22'	S86°55'26"W	42.15'
78°20'19"	24.50'	33.50'	S81°24'47"W	30.95'
78°20'19"	24.50'	33.50'	N03°04'28"E	30.95'
11°26'19"	238.50'	47.61'	N86°55'26"E	47.54'
89°01'55"	24.50'	38.07'	N48°07'38"E	34.35'
15°59'18"	188.50'	52.60'	N11°36'20"E	52.43'
19°35'59"	211.50'	72.35'	N09°47'59"E	72.00'
19°35'59"	238.50'	81.59'	S09°47'59"W	81.19'
15°27'15"	161.50'	43.56'	S11°52'21"W	43.43'
91°05'04"	24.50'	38.95'	S41°23'48"E	34.97'
18°33'38"	138.50'	44.87'	S15°45'35"W	44.67'
76°31'07"	24.50'	32.72'	S13°13'09"E	30.34'
76°31'07"	24.50'	32.72'	N89°44'17"W	30.34'
90°34'24"	24.50'	38.73'	S47°55'47"W	34.82'
28°07'23"	26.50'	13.01'	S11°25'06"E	12.88'
1°29'11"	1164.00'	30.20'	S68°59'10"W	30.20'
12°18'18"	138.50'	29.74'	S71°36'03"E	29.69'

REATA SOUTH FILING NO. 1, 7TH AMENDMENT  
COUNTY OF DOUGLAS, COLORADO

NG NO. 1, 7  
DOUGLAS, C

SHEET  
3 OF 5  
ARH.DCC001.

**PRESERVATION TRAIL**  
(60' PRIVATE ROAD)  
RECEPTION NO. 2005122094

**NOT A PART OF THIS PLATE**

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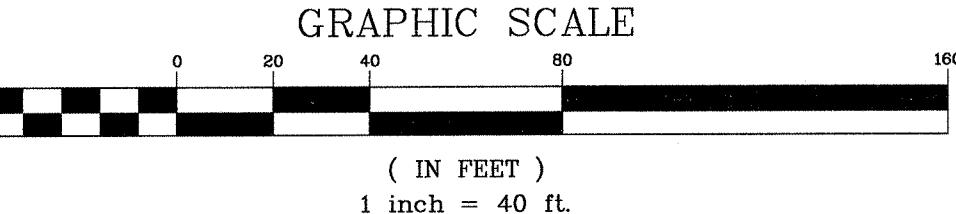
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# REATA SOUTH FILING NO. 1, 7TH AMENDMENT

## PLANNING AREA 13 AND A PORTION OF OPEN SPACE A

A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH – FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)



04/29/22	NEW TITLE COMMITMENT	BJP
03/04/22	4TH SUBMITTAL COMMENTS	BJP
03/01/22	3RD SUBMITTAL COMMENTS AND PARKING AREAS	BJP
02/18/22	2ND SUBMITTAL COMMENTS	BJP
02/02/22	1ST SUBMITTAL COMMENTS	BJP / JLM
11/15/21	INITIAL REVIEW COMMENTS	BJP / JLM
10/11/21	ATTORNEY COMMENTS DATED 09/29/21	BJP



Surveying & Geospatial Services | GIS  
Management | Construction Management

## *LEGEND*

- = EX. BOUNDARY LINE
- = EX. SECTION LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = PR. LOT LINE
- = BUILDING SETBACK LINE (B.S.L.)
- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND NO. 5 REBAR WITH  
= 1.25" YELLOW PLASTIC CAP  
STAMPED, "FUTURA, LS 30120"
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FLUSH WITH GROUND
- 0.00** = BOUNDARY DIMENSION
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- D.E. = DRAINAGE EASEMENT HEREBY  
GRANTED TO DOUGLAS COUNTY
- U.E. = UTILITY EASEMENT HEREBY  
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- PWWD = PINERY WATER &  
WASTE WATER DISTRICT

LOT 13  
**REATA SOUTH - FILING NO. 1**  
RECEPTION NO. 2005122094

**NOT A PART OF THIS PLAT**

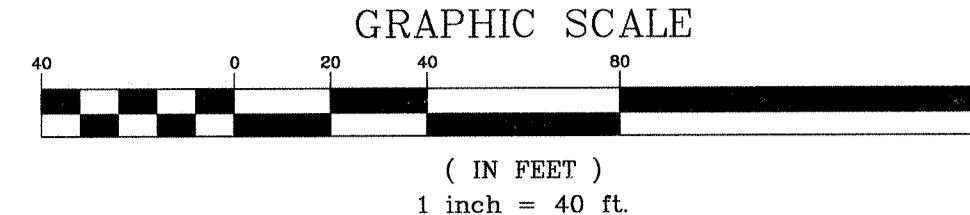
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	24°29'19"	24.50'	10.47'	N21°16'17"W	10.39'
C34	92°52'19"	24.50'	39.71'	N79°57'06"W	35.51'
C35	1°29'11"	1164.00'	30.20'	S68°59'10"W	30.20'
C36	81°50'03"	24.50'	34.99'	N12°41'43"E	32.09'
C37	6°50'37"	275.50'	32.91'	N24°48'00"W	32.89'
C38	12°08'15"	248.50'	52.64'	S27°26'49"E	52.54'
C39	23°29'11"	24.50'	10.04'	S45°15'32"E	9.97'
C40	21°26'58"	24.50'	9.17'	N05°41'08"W	9.12'
C41	21°01'19"	111.50'	40.91'	N26°55'16"W	40.68'
C42	87°09'57"	23.50'	35.75'	S14°43'33"W	32.40'
C43	9°09'35"	36.50'	5.84'	S33°26'13"E	5.83'
C44	16°12'40"	63.50'	17.97'	S36°57'45"E	17.91'
C45	117°36'41"	23.50'	48.24'	N87°39'45"W	40.20'
C46	21°01'19"	138.50'	50.82'	S26°55'16"E	50.53'
C47	21°26'58"	24.50'	9.17'	S27°08'06"E	9.12'

LINE TABLE		
LINE	BEARING	LENGTH
L47	N33°30'57" W	16.49'
L48	N36°23'15" W	27.00'
L49	N21°22'42" W	26.60'
L50	N68°37'18" E	27.00'
L51	N68°37'18" E	27.00'
L52	S31°41'28" E	35.00'
L53	S51°59'00" W	27.00'
L54	S28°51'25" E	43.46'
L56	S36°23'15" E	8.00'
L57	N58°18'32" E	24.18'
L58	N45°16'12" W	8.23'



## REATA SOUTH FILING NO. 1, 7TH AMENDMENT

PLANNING AREA 13 AND A PORTION OF OPEN SPACE A  
 A REPLAY OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH - FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)



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# REATA SOUTH FILING NO. 1, 7TH AMENDMENT

PLANNING AREA 13 AND A PORTION OF OPEN SPACE A  
A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH – FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1  
AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO.  
34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)

GRAPHIC SCALE

0 50 100 200

( IN FEET )

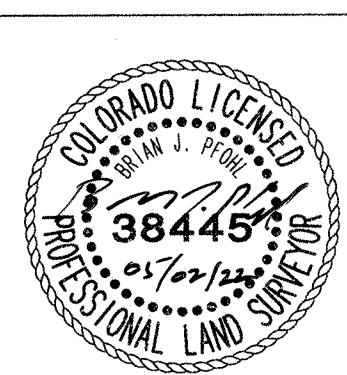
1 inch = 100 ft.

This graphic scale is a horizontal line with tick marks at 0, 50, 100, and 200. The first 50 units are marked with a black and white checkerboard pattern. The next 50 units are solid black, and the final 50 units are white. Below the scale, the text '( IN FEET )' is centered, and below that, '1 inch = 100 ft.' is also centered.

# LEGEND

- = EX. BOUNDARY LINE
- = EX. SECTION LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = PR. LOT LINE
- = BUILDING SETBACK LINE (B.S.L.)
- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "FUTURA, LS 30120"
- 2 = FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"
- 1 = SET 18" LONG NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
STAMPED, "PLS 38445"  
FLUSH WITH GROUND
- 0.00** = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- D.E. = DRAINAGE EASEMENT HEREBY  
GRANTED TO DOUGLAS COUNTY
- U.E. = UTILITY EASEMENT HEREBY  
GRANTED TO DOUGLAS COUNTY
- PWWD = PINERY WATER &  
WASTE WATER DISTRICT

ATA SOUTH FILING NO. 1, 7TH AMENDMENT  
COUNTY OF DOUGLAS, COLORADO  
FINAL PLAT



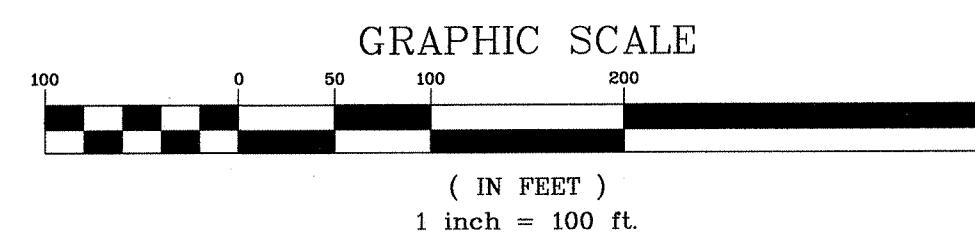
FOR AND ON BEHALF OF  
MANHARD CONSULTING

## REATA SOUTH FILING NO. 1, 7TH AMENDMENT

PLANNING AREA 13 AND A PORTION OF OPEN SPACE A

A REPLAT OF TRACT N AND PRIVATE ROAD ROW, REATA SOUTH - FILING NO. 1 AND TRACT B-3, REATA SOUTH FILING NO. 1, 4TH AMENDMENT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)



DRAWN BY: B.P.  
REVISIONS: B.P.  
DATE: 01/29/22  
SUBMITTED: 01/29/22  
1ST SUBMIT: 01/29/22  
INITIAL REVIEW COMMENTS: 01/29/21  
ATTORNEY COMMENTS DATED: 01/29/21



700 East Orchard Road, Suite 150, Greenwood Village, CO 80111 Ph: 303.760.0000

City of Englewood, CO, Douglas County, CO, City of Littleton, CO, City of Aurora, CO, City of Lakewood, CO, City of Broomfield, CO

Water Source Management, Manhard Consulting, Manhard Construction Management

Manhard Consulting

Manhard Consulting