

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)

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, AND CERTIFICATES
SHEET 2: OVERALL BOUNDARY, TRACT SUMMARY TABLE AND NOTES
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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 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE FILING NO. 1 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 NORTHWEST 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 31°58'56", 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°55'58" 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 449.09 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 148.58 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 EASTERLY LINE OF SAID TRACT N;

THENCE ALONG SAID EASTERLY 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 360.86 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°08'57" EAST, A DISTANCE OF 75.47 FEET;
- 13) NORTH 89°33'39" EAST, A DISTANCE OF 411.42 FEET;
- 14) NORTH 75°12'24" EAST, A DISTANCE OF 301.05 FEET TO A NON-TANGENT CURVE;
- 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 273.75 FEET;
- 18) SOUTH 77°41'31" WEST, A DISTANCE OF 89.46 FEET;
- 19) NORTH 78°51'43" 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 NON-TANGENT LINE;
- 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 932.47 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

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2022

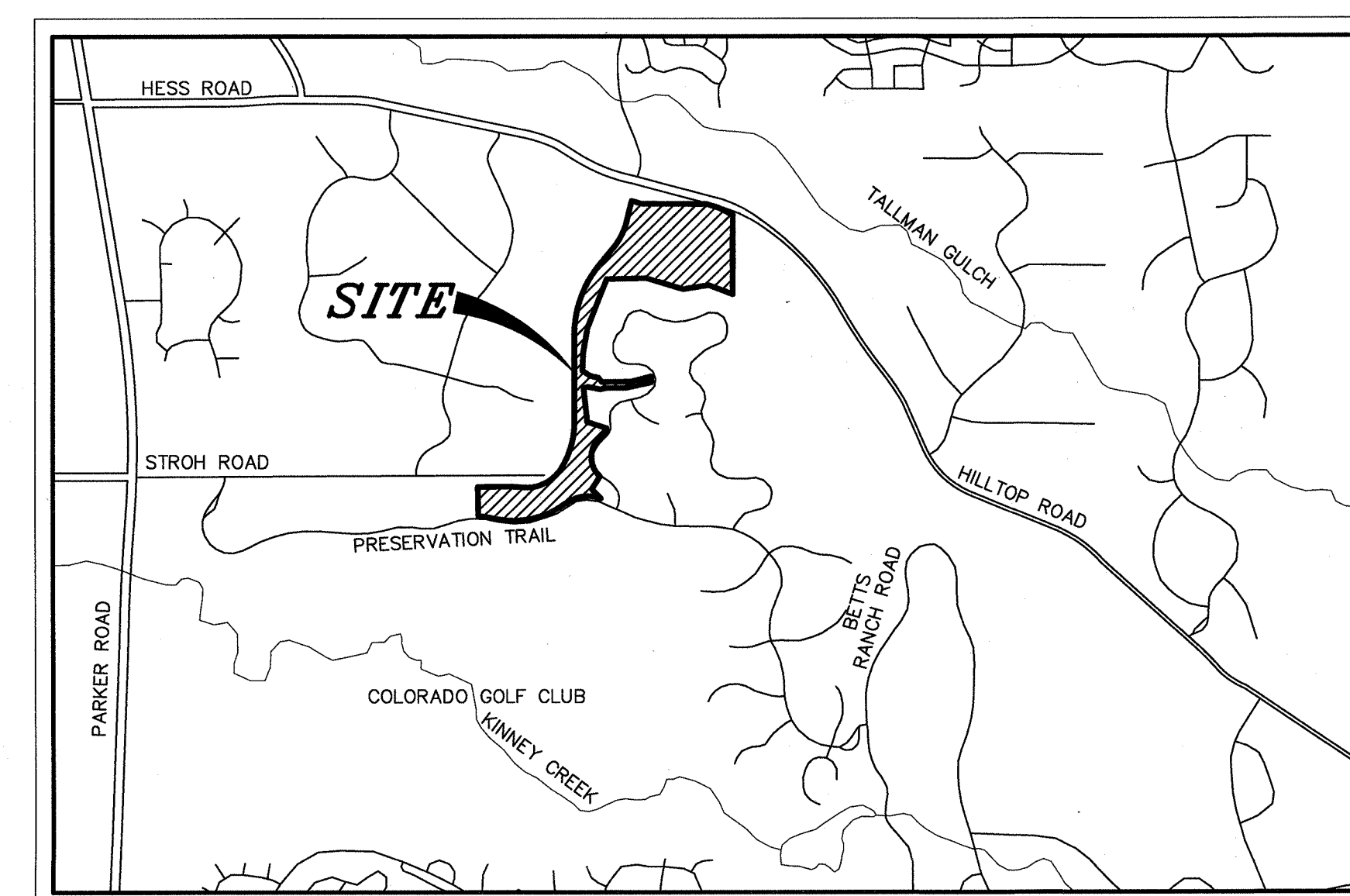
BY Charlene Sloan OF REATA SOUTH METROPOLITAN DISTRICT

MY COMMISSION EXPIRES January 9, 2023

WITNESS MY HAND AND OFFICIAL SEAL

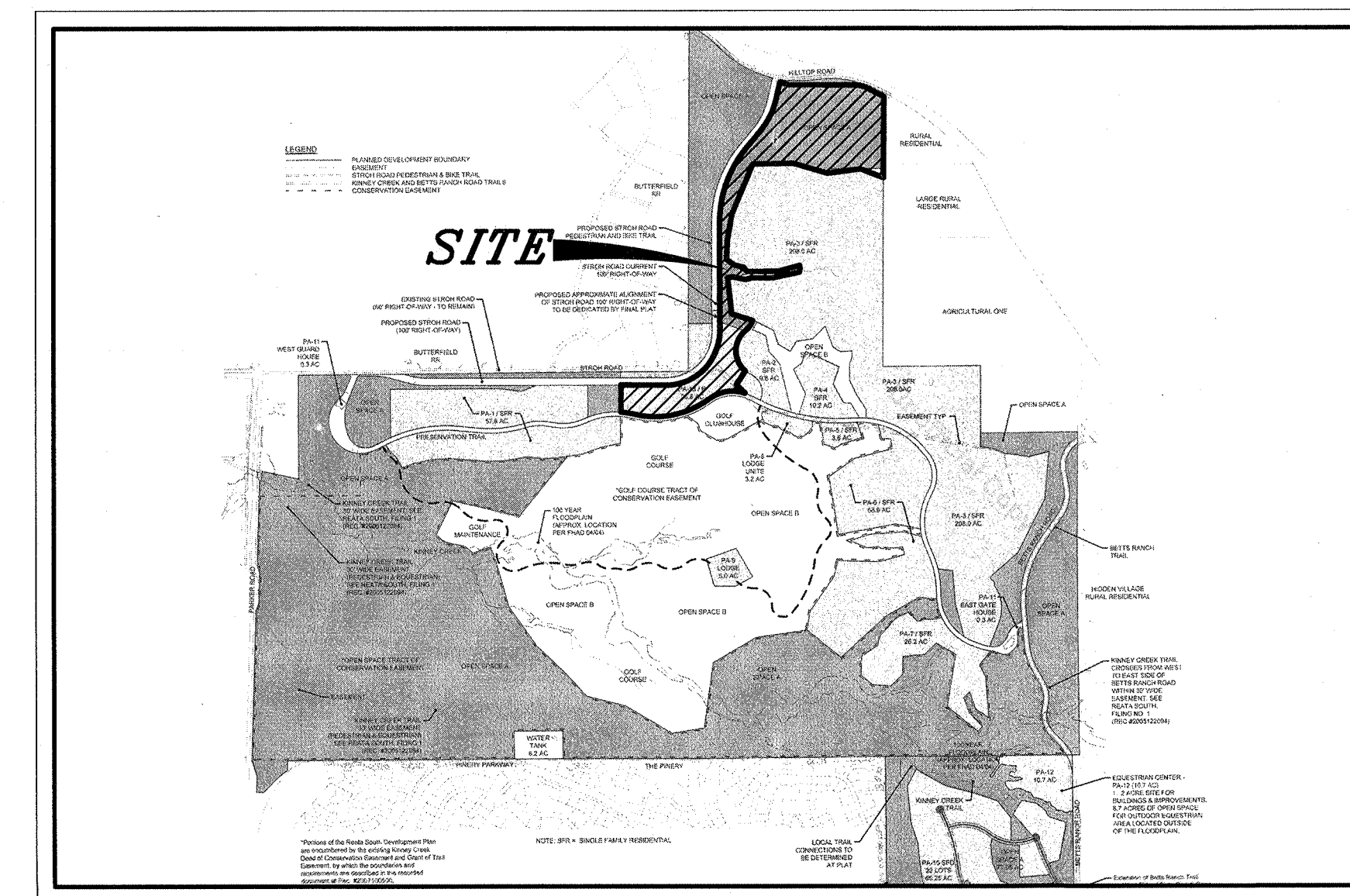
DeAnn M. Estabro

NOTARY PUBLIC



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

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

DeAnn M. Estabro

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

BY: Scott Bennetts TITLE: Commercial Title Officer DATE: 5.2.2022

STATE OF Colorado } SS

COUNTY OF Arapahoe

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2022

BY Scott Bennetts AS Commercial title officer

MY COMMISSION EXPIRES 4/4/2026

WITNESS MY HAND AND OFFICIAL SEAL

Carolyn Manning

NOTARY PUBLIC

CAROLYN MANNING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224013264
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.

Sharon Taylor DATE: 5/16/2022

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

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.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

Sharon Taylor

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

CLERK AND RECORDER

STATE OF COLORADO

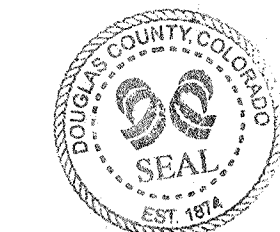
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 17th DAY OF May, 2022.

AT 1:00 A.M. (P.M.), AND WAS RECORDED AT RECEPTION NUMBER 2022.035148.

DeAnn M. Estabro

DOUGLAS COUNTY CLERK AND RECORDER Deputy



DATE	REVISIONS	DATE	REVISIONS
04/29/22	NEW TITLE COMMENT	04/29/22	NEW TITLE COMMENT
03/09/22	4TH SUBMITTAL COMMENTS	03/09/22	4TH SUBMITTAL COMMENTS
03/09/22	3RD SUBMITTAL COMMENTS	03/09/22	3RD SUBMITTAL COMMENTS
02/09/22	2ND SUBMITTAL COMMENTS	02/09/22	2ND SUBMITTAL COMMENTS
11/19/21	INITIAL REVIEW COMMENTS	11/19/21	INITIAL REVIEW COMMENTS
10/11/21	ATTORNEY COMMENTS DATED 09/29/21	10/11/21	ATTORNEY COMMENTS DATED 09/29/21

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph: 303.708.0500 manhard.com
Construction Management & General Consulting

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

PROJ MGR: RJM
PROJ ASSOC: BJP
DRAWN BY: JLM
DATE: 09/23/21
SCALE: N/A

SHEET
1 OF **7**
ARH.DCC001.13

May 10, 2022 - 12:01 - Don Barnes: P:\Whitson\01\Map\Survey\Final Drawings\Part of Subdivision 7th Amendment\01-ARI.DCC001.13-510.dwg Updated By: BPH

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

LEGEND

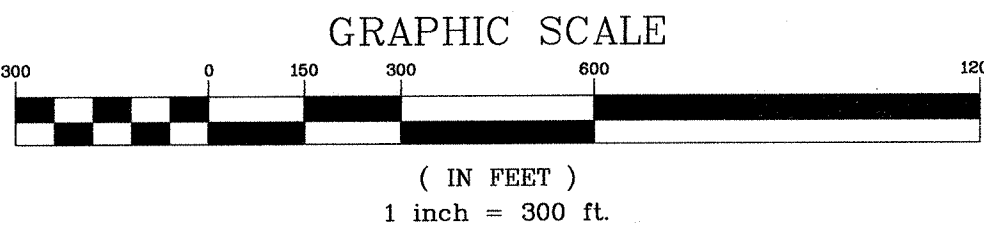
- EX. BOUNDARY LINE
- EX. SECTION LINE
- EX. LOT LINE
- PR. LOT LINE
- DETAIL SHEET LINES
- FOUND SECTION CORNER AS NOTED
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "FUTURA, LS 30120"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
- SET 18" LONG NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445" FLUSH WITH GROUND
- BOUNDARY DIMENSION
- 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	1060.26'
C5	26°07'23"	985.00'	449.09'	N26°32'14"E	445.21'
C6	31°1'43"	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'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°38'25"E	81.95'
L2	N13°28'32"E	288.45'
L3	S74°10'42"E	148.58'
L4	S62°08'05"E	213.30'
L5	S00°10'19"W	99.08'
L6	N68°55'58"W	360.66'
L7	S21°32'49"W	746.22'
L8	S09°59'08"W	357.71'
L9	S02°26'22"W	259.02'
L10	S56°21'26"E	131.73'
L11	S76°55'16"E	121.44'
L12	S39°06'57"E	75.47'
L13	N89°33'39"E	411.42'
L14	N75°11'24"E	301.05'
L15	S77°40'52"W	371.12'
L16	S89°58'04"W	273.75'
L17	S77°41'31"W	89.46'
L18	N78°31'43"W	178.21'
L19	S77°20'14"W	63.94'
L20	S06°02'30"E	489.68'
L21	S72°13'17"E	293.33'
L22	S48°24'41"W	37.85'
L23	S32°59'31"W	215.39'
L24	S44°21'42"E	187.00'
L25	S56°29'03"W	110.01'
L26	N79°08'30"W	129.37'

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, SIGHT 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	100.00%		



NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, WHO KNOWS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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.
- 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.
- 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 28275, 2020".
- 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.
- 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, MICROPOOLS, 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, 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.
- 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 RECEPTION NO. 17, 2008 AT RECEPTION NO. 2008076783, AND REATA SOUTH FILING NO. 1, 4TH AMENDMENT, RECORDED AUGUST 6, 2021 AT RECEPTION NO. 2021093108 ARE VACATED BY THIS PLAT.
- 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.
- 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.
- 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.
- DIRECT VEHICULAR ACCESS TO AND FROM LOTS 3 & 4 SHALL OCCUR VIA FOREST KEEP CIRCLE.
- 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 I. DIRECT VEHICULAR ACCESS TO AND FROM LOTS 28 & 29 SHALL OCCUR VIA TRACT J. 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- VEHICULAR ACCESS FOR LOTS 8 AND 13 SHALL BE DETERMINED BY THE BUILDER AT THE TIME OF BUILDING PERMIT FOR FLEXIBILITY IN HOUSE PLACEMENT.
- DIRECT VEHICULAR ACCESS TO AND FROM LOTS 2, 9, 12, AND 16 SHALL OCCUR VIA THE PRIVATE ROADWAYS.
- 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.
- 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.
- 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.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRoACH INTO UTILITY EASEMENTS.
- 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.

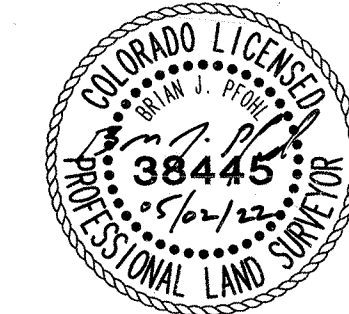
DATE	REVISIONS	BY	APP
04/29/22	NEW TITLE COMMITMENT	B.P.	
03/07/22	4TH SUBMITTAL COMMENTS	B.P.	
02/07/22	3RD SUBMITTAL COMMENTS AND PARKING AREAS	B.P.	
02/07/22	2ND SUBMITTAL COMMENTS	B.P.	
11/15/21	INITIAL REVIEW COMMENTS	B.P.	
10/11/21	ATTORNEY COMMENTS DATED 09/29/21	B.P.	

Manhard CONSULTING

7600 East Orchard Road Suite 150-N, Greenwood Village, CO 80111
Surveying & Geospatial Services
Water Resource Management

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

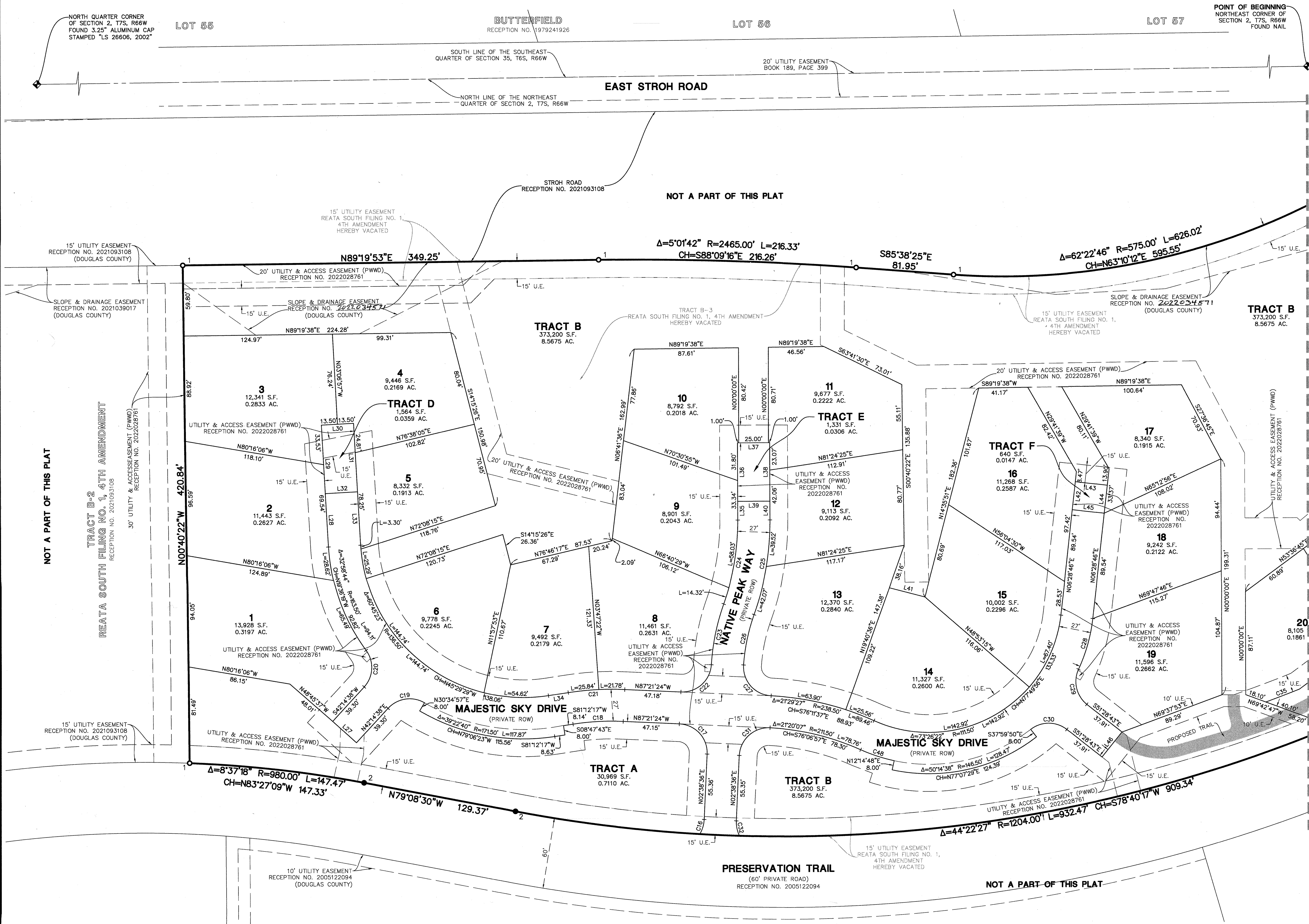
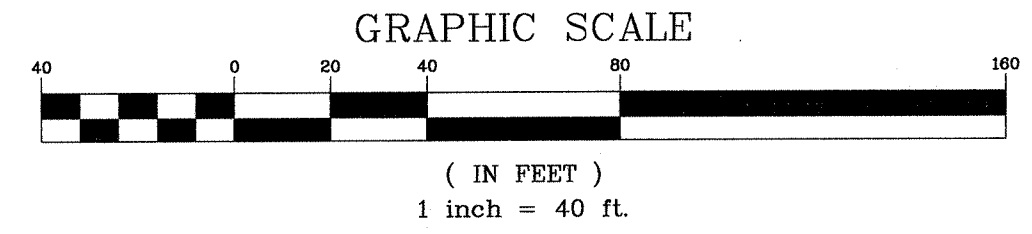
PROJ MGR:	RJM
PROJ ASSOC:	B.P.
DRAWN BY:	JLM
DATE:	09/23/21
SCALE:	1" = 300'
SHEET	2 OF 7
ARH.DCC001.13	



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)

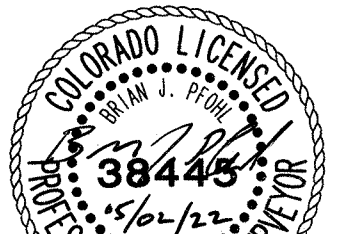


LEGEND

- 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
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "FUTURA, LS 30120"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
- SET 18" LONG NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445" FLUSH WITH GROUND
- BOUNDARY DIMENSION
- LOT DIMENSION
- DRAINAGE EASEMENT HEREBY GRANTED TO DOUGLAS COUNTY
- UTILITY EASEMENT HEREBY GRANTED TO DOUGLAS COUNTY
- 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°21'17"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	15.84'
L42	S83°31'14"E	27.00'
L43	N06°28'46"E	23.70'
L44	S83°31'14"E	27.00'
L45	N38°31'17"E	27.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	28°07'23"	26.50'	13.01'	N16°42'17"E	12.88'
C17	90°00'00"	24.50'	38.48'	N42°21'24"W	34.65'
C18	11°26'19"	211.50'	42.22'	S86°55'26"W	42.15'
C19	78°20'19"	24.50'	33.50'	S81°24'47"W	30.95'
C20	78°20'19"	24.50'	33.50'	N03°04'28"E	30.95'
C21	11°26'19"	238.50'	47.61'	N86°55'26"E	47.54'
C22	89°01'55"	24.50'	38.07'	N48°07'38"E	34.35'
C23	15°59'18"	188.50'	52.60'	N11°36'20"E	52.43'
C24	19°35'59"	211.50'	72.35'	N09°47'59"E	72.00'
C25	19°35'59"	238.50'	81.59'	S09°47'59"W	81.19'
C26	15°27'15"	161.50'	43.56'	S11°52'21"W	43.43'
C27	91°05'04"	24.50'	38.95'	S41°23'48"E	34.97'
C28	18°33'38"	138.50'	44.87'	S15°45'35"W	44.67'
C29	76°31'07"	24.50'	32.72'	S13°31'09"E	30.34'
C30	76°31'07"	24.50'	32.72'	N89°44'17"W	30.34'
C31	90°34'24"	24.50'	38.73'	S47°55'47"W	34.82'
C32	28°07'23"	26.50'	13.01'	S11°25'06"E	12.88'
C35	1°29'11"	1164.00'	30.20'	S68°59'10"W	30.20'
C48	12°18'18"	138.50'	29.74'	S71°36'03"E	29.69'



FOR AND ON BEHALF OF
MANHARD CONSULTING

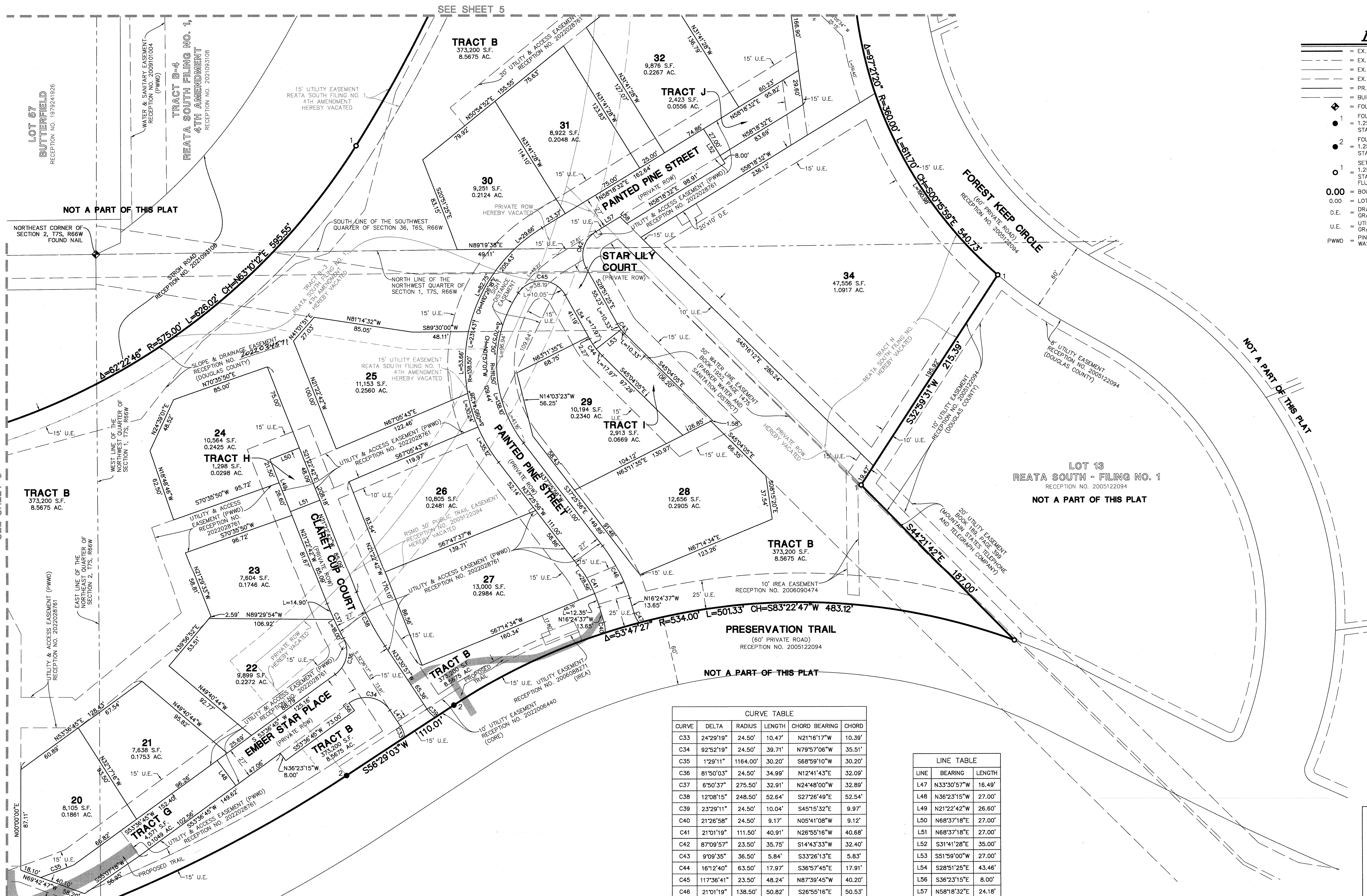
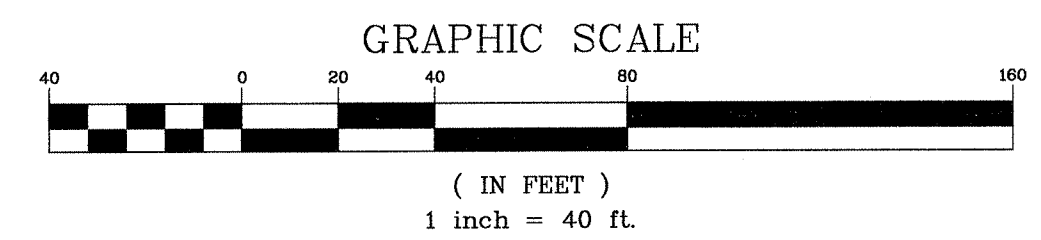


REATA SOUTH FILING NO. 1, 7TH AMENDMENT
COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ MGR: J.M.
PROJ ASSOC: B.P.
DRAWN BY: J.M.
DATE: 09/23/21
SCALE: 1" = 40'
SHEET
3 OF 7
ARH.DCC001.13

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
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COUNTY OF DOUGLAS, STATE OF COLORADO.
34 LOTS, 10 TRACTS, 77.248 ACRES (SB2021-059)



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°51'32"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'	N05°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	11°7'36"41"	23.50'	48.24'	N87°39'45"W	40.20'
C46	21°01'19"	138.50'	50.82'	S26°05'16"E	50.53'
C47	21°26'58"	24.50'	9.17'	S27°26'49"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°51'6"12"W	8.23'

FOR AND ON BEHALF OF
MANHARD CONSULTING

COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

U MGR:	RJM
U ASSOC:	BJP
U WNN BY:	JLM
E:	09/23/21
LE:	1" = 40'

SHEET

4 OF 7

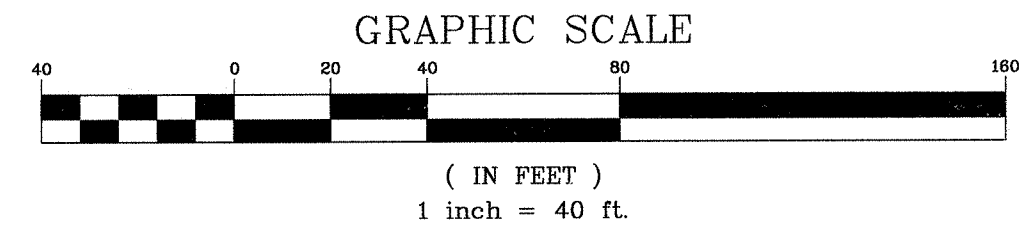
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marchand@mannaro.com
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Specializing in:
Water Resource Management | Construction Management | GIS

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- - - 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
- 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
L52	S31°41'28"E	35.00'
L55	S44°10'38"E	1.82'



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FINAL PLAT

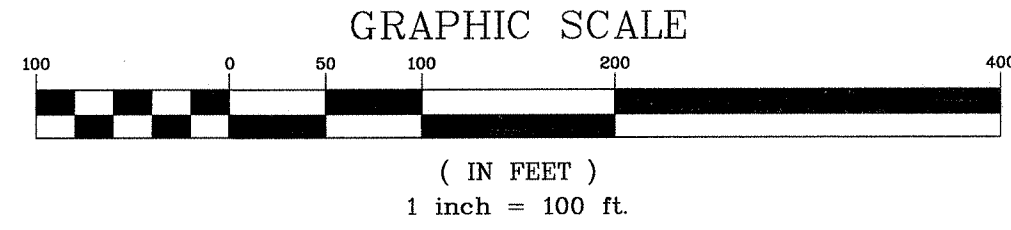
PROJ. MGR: RJM
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DATE: 09/23/21
SCALE: 1" = 40'
SHEET
5 OF 7
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FOR AND ON BEHALF OF
MANHARD CONSULTING

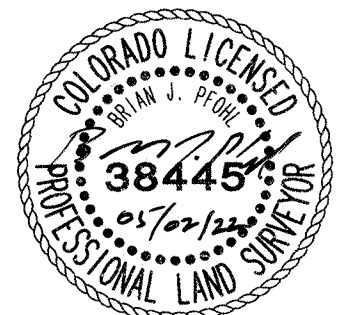
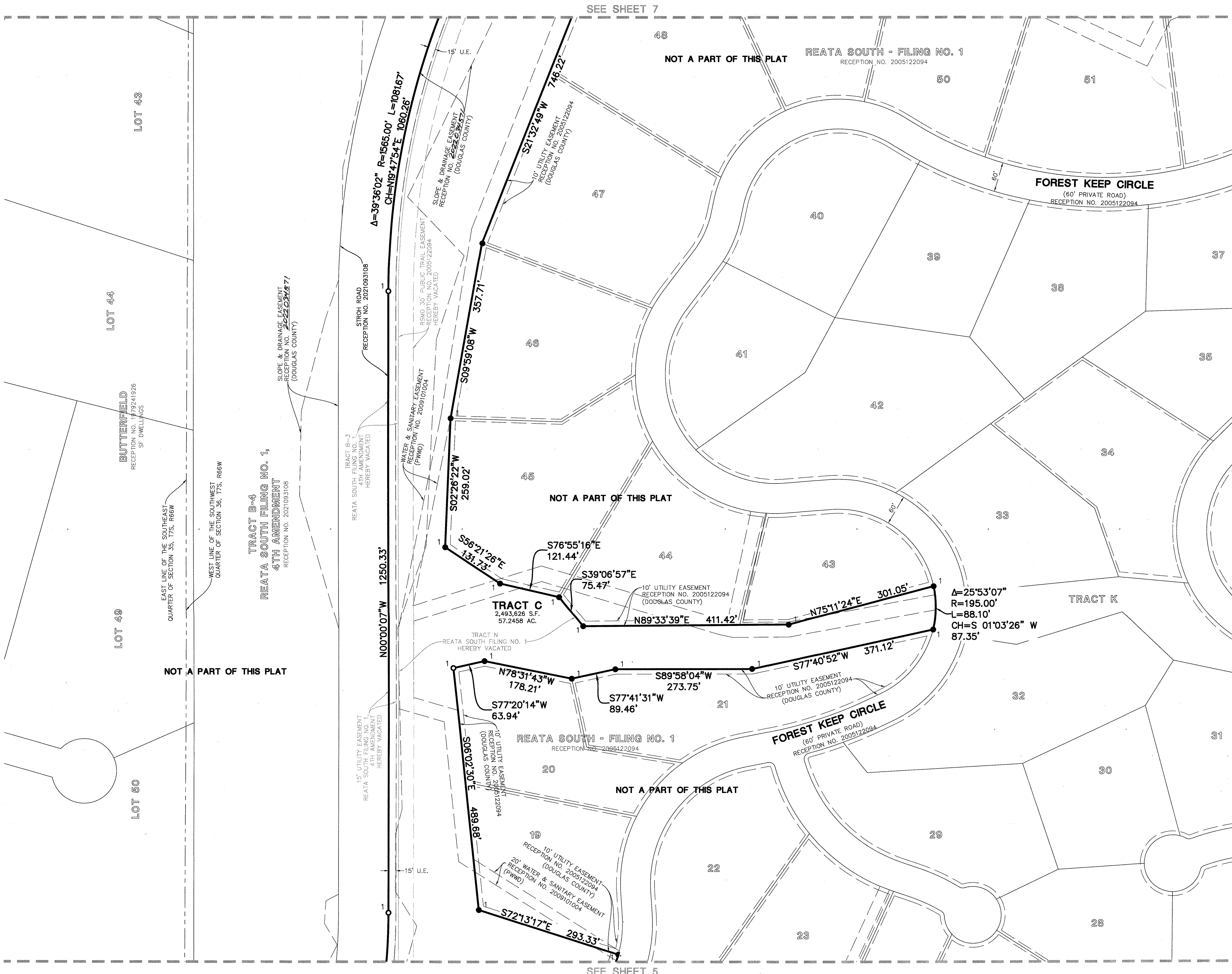
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FOR AND ON BEHALF OF
MANHARD CONSULTING

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COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ MGR: R.M.
PROJ ASSOC: B.P.
DRAWN BY: J.M.
DATE: 09/23/21
SCALE: 1" = 100'
SHEET
6 OF **7**
ARH.DCC001.13



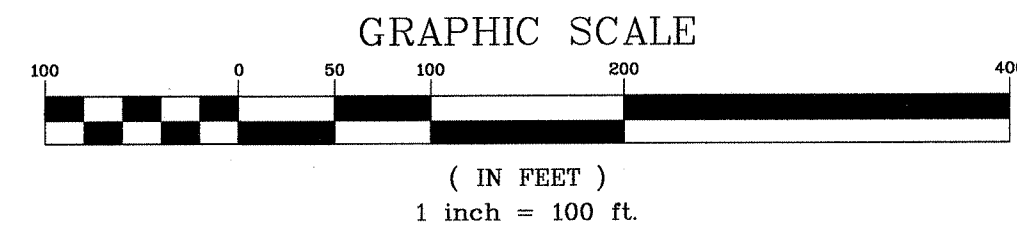
DATE	REVISIONS	BY	APP'D
04/29/22	NEW TITLE COMMITMENT	B.P.	
03/04/22	4TH SUBMITTAL COMMENTS	B.P.	
03/01/22	3RD SUBMITTAL COMMENTS AND PARKING AREAS	B.P.	
02/07/22	2ND SUBMITTAL COMMENTS	B.P.	
02/02/22	1ST SUBMITTAL COMMENTS	B.P./J.M.	
11/15/21	INITIAL REVIEW COMMENTS	B.P.	
10/17/21	ATTORNEY COMMENTS DATED 09/29/21	B.P.	

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)



LEGEND

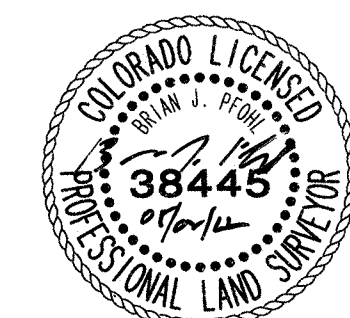
- EX. BOUNDARY LINE
- EX. SECTION LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- PR. LOT LINE
- BUILDING SETBACK LINE (B.S.L.)
- FOUND SECTION CORNER AS NOTED
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "FUTURA, LS 30120"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"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

DATE	REVISIONS	BY	DESCRIPTION
03/29/22	1	BJP	NEW TITLE COMMITMENT
03/29/22	2	BJP	3RD SUBMITTAL COMMENTS AND PARKING AREAS
03/29/22	3	BJP	4TH SUBMITTAL COMMENTS
03/29/22	4	BJP	5TH SUBMITTAL COMMENTS
11/15/21	5	BJP/ALM	INITIAL REVIEW COMMENTS
10/11/21	6	BJP	ATTORNEY COMMENTS DATED 09/29/21

Manhard
CONSULTING
2000 East Orchard Road, Suite 150
Greenwood Village, CO 80111
303.708.0600
manhard.com
Water Resource Management & Construction Management

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

PROJ MGR: RJM
PROJ ASSOC: BJP
DRAWN BY: JLM
DATE: 09/23/21
SCALE: 1" = 100'
SHEET
7 OF **7**
ARH.DCC001.13



FOR AND ON BEHALF OF
MANHARD CONSULTING

NORTHWEST CORNER OF
SECTION 36, T6S, R66W
FOUND 1.125" AXLE
WITH NO CAP

EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 35, T7S, R66W
WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 36, T7S, R66W

TRACT B-4
REATA SOUTH FILING NO. 1,
4TH AMENDMENT
RECEPTION NO. 2021093108

HILLTOP ROAD
(PUBLIC ROW VARIES)
RECEPTION NOS. 2003146594 & 2005122094

NORTH QUARTER CORNER OF
SECTION 36, T6S, R66W
FOUND 3" BRASS CAP
STAMPED, "LS 2690"

EAST LINE OF THE NORTHWEST
QUARTER OF SECTION 36, T6S, R66W
WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 36, T6S, R66W

TRACT C
2,493,626 S.F.
57.2458 AC.

CENTER QUARTER CORNER OF
SECTION 36, T6S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED "LS 23053, 1988"

10' UTILITY EASEMENT
RECEPTION NO. 2005122094
(DOUGLAS COUNTY)

NORTH QUARTER CORNER
OF SECTION 1, T7S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED, "LS 28275, 2020"

FOREST KEEP CIRCLE
(60' PRIVATE ROAD)
RECEPTION NO. 2005122094

SEE SHEET 6

NOT A PART OF THIS PLAT

NOT A PART OF THIS PLAT
REATA SOUTH - FILING NO. 1
RECEPTION NO. 2005122094