

FINAL PLAT OF BRIGHTON COMMONS

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT STRATUS BRIGHTON COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH ONE-HALF NORTHWEST ONE QUARTER, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY RECORDS DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER NORTH ONE-HALF SAID NORTHWEST ONE-QUARTER; THENCE S00°00'00"W ON AN ASSUMED BEARING ALONG THE WEST LINE SAID NORTH ONE-HALF NORTHWEST ONE-QUARTER A DISTANCE OF 50.00 FEET; THENCE S89°53'14"E PARALLEL WITH THE NORTH LINE SAID NORTH ONE-HALF NORTHWEST ONE-QUARTER A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°53'14"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 521.78 FEET TO A POINT; THENCE S00°00'00"W PARALLEL WITH THE WEST LINE SAID NORTH ONE-HALF NORTHWEST ONE-QUARTER A DISTANCE OF 834.84 FEET; THENCE N89°53'14"W PARALLEL WITH THE NORTH LINE SAID NORTH ONE-HALF NORTHWEST ONE-QUARTER A DISTANCE OF 521.78 FEET TO A POINT 30.00 FEET EAST OF THE WEST LINE SAID NORTH ONE-HALF NORTHWEST ONE-QUARTER; THENCE N 00°00'00" E PARALLEL WITH SAID WEST LINE A DISTANCE OF 834.84 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JUNE 14, 2002 AT RECEPTION NO. C0984087,

COUNTY OF ADAMS,
STATE OF COLORADO.

CONTAINING (370,380 SQUARE FEET) 8.503 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN IN THIS PLAT, UNDER THE NAME AND STYLE OF BRIGHTON COMMONS AND HEREBY DEDICATE AND CONVEY TO THE CITY OF BRIGHTON, AS INDICATED HEREIN AND SUBJECT TO THE RESERVATIONS, AS APPLICABLE, SET FORTH HEREIN: RIGHTS-OF-WAY, PEDESTRIAN, ACCESS AND UTILITY EASEMENT(S) SHOWN HEREON AND DESCRIBED HEREIN AS DEDICATED BY THIS PLAT.

EXECUTED THIS ____ DAY OF _____, 2017

OWNER

STRATUS BRIGHTON COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____ OF STRATUS BRIGHTON COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MORTGAGEE

THE UNDERSIGNED FIRSTIER BANK ("MORTGAGEE"), AS HOLDER OF THAT CERTAIN DEED OF TRUST RECORDED ON _____ AT RECEPTION NO. _____ CONSENTS TO THIS PLAT AND MORTGAGEE HEREBY SUBORDINATES THE LIEN OF THE MORTGAGE TO THIS PLAT AND AGREES THAT THE RIGHTS UNDER THIS PLAT WILL NOT BE DISTURBED IN THE EVENT OF A FORECLOSURE UNDER THE MORTGAGE. FURTHER, THE TERMS AND CONDITIONS OF THIS PLAT SHALL BE BINDING UPON MORTGAGEE OR ANY THIRD PARTY AS THE PURCHASER AT FORECLOSURE UNDER THE MORTGAGE..

FIRSTIER BANK

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR CWC CONSULTING GROUP, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE: 1) OWNERSHIP OF THIS LAND; 2) RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR NOT SHOWN IN THE PUBLIC RECORD; 3) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.



LOCATION MAP

(NOT TO SCALE)

SURVEYOR'S NOTES

3. CWC CONSULTING GROUP, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER: 597-F0504169-141-GL, AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF MARCH 9, 2015 AT 7:00 A.M. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE.

5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

6. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR SOUTH 00°42'34" EAST, A DISTANCE OF 2,639.83 FEET, FROM THE NORTHWEST CORNER OF SECTION 11 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.7' DOWN IN A RANGE BOX WITH "RANGE POINT" ON LID AT INTERSECTION OF COLORADO HIGHWAY 7 (E. BRIDGE STREET) AND S. 50TH AVENUE STAMPED "T1S R66W, S3 S2, +, S10 S11, PLS 28286 2003" TO THE WEST ONE-QUARTER CORNER OF SECTION 11 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.2' DOWN IN A RANGE BOX WITH "SURVEY" ON LID AT INTERSECTION OF S. 50TH AVENUE AND SOUTHERN STREET STAMPED "ASPEN SURVEYING, T1S, R66W, 1/4 ., S10 | S11, 2004, LS 24968". BEARINGS ARE BASED ON COLORADO STATE PLANE, CENTRAL ZONE 0502 WITH GPS OBSERVATIONS ORIGINATING FROM ADAMS COUNTY CONTROL POINT NO. 114.

7. 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.

8. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

9. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

10. 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.

11. THE PROPERTY IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 08001C0332H WHERE NO SPECIAL FLOOD HAZARD AREAS HAVE BEEN IDENTIFIED. THIS PANEL HAS NOT BEEN PRINTED.

SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE JUNE 17, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM



SUBDIVISION DATA TABLE

BLOCK 1, LOT 1 FOR FUTURE DEVELOPMENT	89,083 SQUARE FEET	2.045 ACRES
BLOCK 1, LOT 2	161,944 SQUARE FEET	3.718 ACRES
BLOCK 1, LOT 3 FOR FUTURE DEVELOPMENT	49,744 SQUARE FEET	1.142 ACRES
BLOCK 1, LOT 4 FOR FUTURE DEVELOPMENT	42,453 SQUARE FEET	0.975 ACRES
PROPOSED RIGHT-OF-WAY	27,156 SQUARE FEET	0.623 ACRES
TOTAL AREA:	370,380 SQUARE FEET	8.503 ACRES

SUBDIVIDER: STRATUS COMPANIES LLC, ATTN: RICHARD DEAN
8480 EAST ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, CO 80111

DESIGNER: CWC CONSULTING GROUP, INC. - CIVIL DIVISION
9360 TEDDY LANE, SUITE #203
LONE TREE, CO 80124

SURVEYOR: CWC CONSULTING GROUP, INC. - SURVEY DIVISION
9360 TEDDY LANE, SUITE #203
LONE TREE, CO 80124

TITLE COMPANY CERTIFICATE

I, _____, A AUTHORIZED AGENT/ESCROW MANAGER REPRESENTING FIDELITY NATIONAL TITLE INSURANCE COMPANY, CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION TO THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS REFLECTED IN SCHEDULE B-2 OF COMMITMENT NO. 598-F0548455-141-GL, AMENDMENT NO. 3, HAVING AN EFFECTIVE DATE OF DECEMBER 15, 2016 AT 7:00 A.M. ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF

THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO ON THIS ____ DAY OF

_____, 20____.

MAYOR

CITY CLERK

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 _____ M. ON THE ____ DAY OF _____

20____.

COUNTY CLERK AND RECORDER

DEPUTY

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

DATE	REVISION	BY
04/11/17	ADDRESS CITY OF BRIGHTON COMMENTS	SLG3
05/25/17	MODIFIED PLAT WITH TWO ADDITIONAL LOTS	SLG3

**EAST BRIDGE STREET
(COLORADO STATE HIGHWAY 7)
(115' PUBLIC R.O.W.)**

**FINAL PLAT OF
BRIGHTON COMMONS**

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-585-2700
FAX: 303-585-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

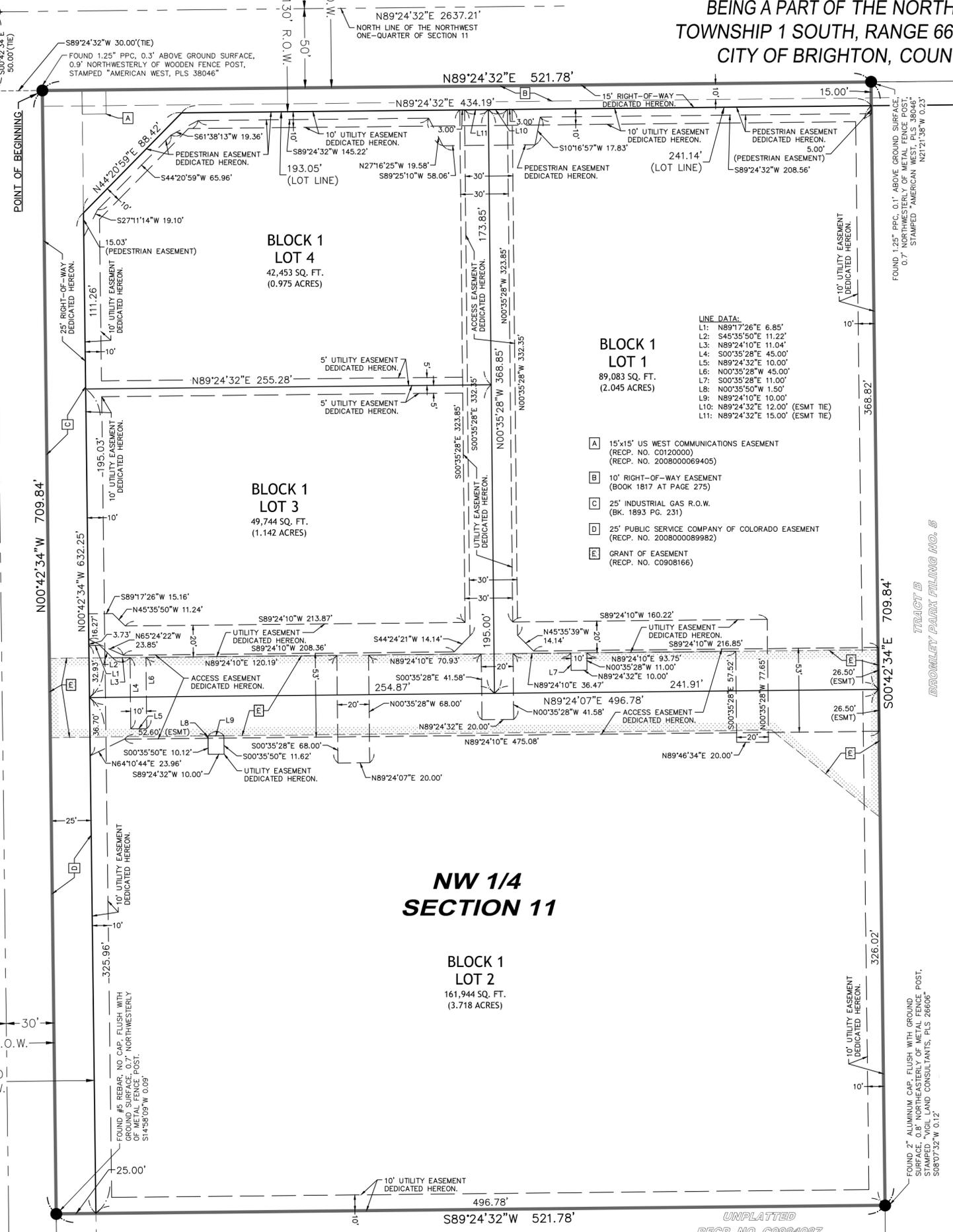
NORTHWEST CORNER OF SECTION 11
POINT OF COMMENCEMENT

**SOUTH 50TH AVENUE
(A.K.A. HIMALAYA STREET)
(85' PUBLIC R.O.W.)**

BASIS OF BEARINGS

25' DEDICATED PER BRIGHTON
CROSSING FILING NO. 3, FILE 19, MAP 7

PROPOSED
110' R.O.W.



BASIS OF BEARINGS

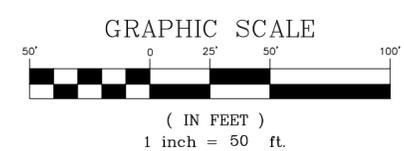
NORTHWEST CORNER OF SECTION 11, POINT OF COMMENCEMENT
FOUND 3.25" ALUMINUM CAP, 0.7" DOWN IN A RANGE BOX
WITH "RANGE POINT" ON LID AT INTERSECTION OF COLORADO
HIGHWAY 7 (E. BRIDGE STREET) AND S. 50TH AVENUE
STAMPED "T1S R66W, S3 S2, +, S10 S11, PLS 28286 2003"

NORTH ONE-QUARTER CORNER SECTION 11
FOUND 3.25" ALUMINUM CAP, 0.5" DOWN IN A RANGE BOX
WITH CENTER BROKEN OUT OF LID ON NORTH DOUBLE
YELLOW MEDIAN STRIPING, STAMPED "AMERICAN WEST PLS
37971, T 1 S, S 2, 1/4 ---, S 11, R 66 W, 2008"

WEST ONE-QUARTER CORNER OF SECTION 11
FOUND 2.5" ALUMINUM CAP, 0.2" DOWN IN A RANGE BOX WITH "SURVEY" ON
LID AT INTERSECTION OF S. 50TH AVENUE AND SOUTHERN STREET STAMPED
"ASPEN SURVEYING, T1S, R66W, 1/4 •, S10 | S11, 2004, LS 24968"

**NW 1/4
SECTION 11
DETAIL**
SCALE: 1" = 500'

LEGEND	
	FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
	FOUND PLS MONUMENT AS NOTED
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP PPC = PINK PLASTIC CAP ESMT = EASEMENT R.O.W. = RIGHT OF WAY BK. PG. = BOOK PAGE REC. NO. = RECEPTION NUMBER EX. = EXISTING	



F:\065\1-20 Survey\120-00023 (130-00012_00044)_15990 Himalaya Street--Brighton\dwg\120-00023--FP.dwg Date: 06/14/17 04:57p ECarson

DATE	REVISION	BY
04/11/17	ADRESSED CITY OF BRIGHTON COMMENTS	SLG3
05/25/17	MODIFIED PLAT WITH TWO ADDITIONAL LOTS	SLG3

BRIGHTON COMMONS
FINAL PLAT
PART OF THE NORTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
SHEET 2 - PLAT DETAIL

CHECKED: E.D.C.
DRAFTED: S.L.G.3
DATE: JANUARY 6, 2017
JOB NO: 120-00023
SURVEY PREPARED FOR: STRATUS COMPANIES

SHEET NO. 2 OF 2 SHEETS