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ZONING MAP FOR THE SWINK PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION SINGLE FAMILY DETACHED (R-1-A)
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°19'25" WEST, A DISTANCE OF 2,638.88 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 00°42'24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,509.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 76;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°17'39" WEST, A DISTANCE OF 60.00 FEET;
2. SOUTH 06°08'13" WEST, A DISTANCE OF 251.79 FEET;
3. SOUTH 00°42'21" EAST, A DISTANCE OF 354.82 FEET;

THENCE SOUTH 89°27'16" WEST, A DISTANCE OF 963.37 FEET;

THENCE NORTH 00°40'35" WEST, A DISTANCE OF 2,111.84 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF SOUTHERN STREET;

THENCE NORTH 89°19'25" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,052.19 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 49.906 ACRES, (2,173,900 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION MEDIUM DENSITY RESIDENTIAL (R-2)
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00°46'00" EAST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°19'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,586.69 FEET;

THENCE SOUTH 00°40'35" EAST, A DISTANCE OF 2,111.84 FEET;

THENCE SOUTH 89°27'16" WEST, A DISTANCE OF 235.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 665.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°24'28" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°30'50", AN ARC LENGTH OF 539.86 FEET;

THENCE NORTH 60°06'23" WEST, A DISTANCE OF 828.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°20'23", AN ARC LENGTH OF 688.72 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE NORTH 00°46'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 694.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 56.937 ACRES, (2,480,169 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION MULTI-FAMILY (R-3)
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00°46'00" EAST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°46'00" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 694.68 FEET TO THE POINT OF BEGINNING, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°20'23", AN ARC LENGTH OF 688.72 FEET;

THENCE SOUTH 60°06'23" EAST, A DISTANCE OF 828.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°30'50", AN ARC LENGTH OF 539.86 FEET;

THENCE SOUTH 89°27'16" WEST, A DISTANCE OF 1,347.53 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE NORTH 00°46'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,413.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19.841 ACRES, (864,283 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION COMMERCIAL (C-3)
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°46'00" WEST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°46'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°46'00" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 500.34 FEET;

THENCE NORTH 89°27'16" EAST, A DISTANCE OF 2,546.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 76;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°42'21" EAST, A DISTANCE OF 14.04 FEET;
2. SOUTH 60°26'44" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 908.51 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'57", AN ARC LENGTH OF 450.84 FEET;
4. SOUTH 85°31'24" WEST, A DISTANCE OF 300.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE;

THENCE SOUTH 89°21'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,636.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24.936 ACRES, (1,086,216 SQUARE FEET), MORE OR LESS.



Vicinity Map

APPLICANT

CARLSON ASSOCIATES, INC.
12460 FIRST STREET
EASTLAKE, COLORADO 80237
PHONE: 303-457-2866
CONTACT: RYAN CARLSON

CIVIL ENGINEER

INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, COLORADO 80234
PHONE: 303-421-4244
CONTACT: ANNA SPARKS

LANDSCAPE

SEVEN29 DESIGN
5856 S. LOWELL BLVD. UNIT 32 #260
LITTLETON, COLORADO 80123
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CONTACT: CHRIS MARCH

SURVEYOR

AZTEC CONSULTANTS, INC.
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CONTACT: JIM LYNCH

AGENCY LIST

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500 S. 4TH AVENUE
BRIGHTON, COLORADO 80601
PHONE: 303-655-2000
CONTACT: EMMA LAINE

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Zoning Map

STATEMENT OF INTENT:

THE INTENT OF THE ZONING MAP IS TO ESTABLISH ZONING FOR THE SWINK PROPERTY ONCE ANNEXED INTO THE CITY OF BRIGHTON.

LEGAL DESCRIPTION:

THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT FOR THAT PORTION TAKEN BY STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO, BY RULE AND ORDER RECORDED NOVEMBER 25, 1986 IN BOOK 3235 AT PAGE 635, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

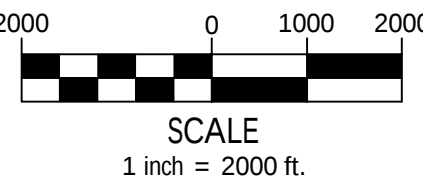
BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 HAVING A BEARING OF NORTH 00 46'00" WEST.

SURVEYOR'S CERTIFICATE

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

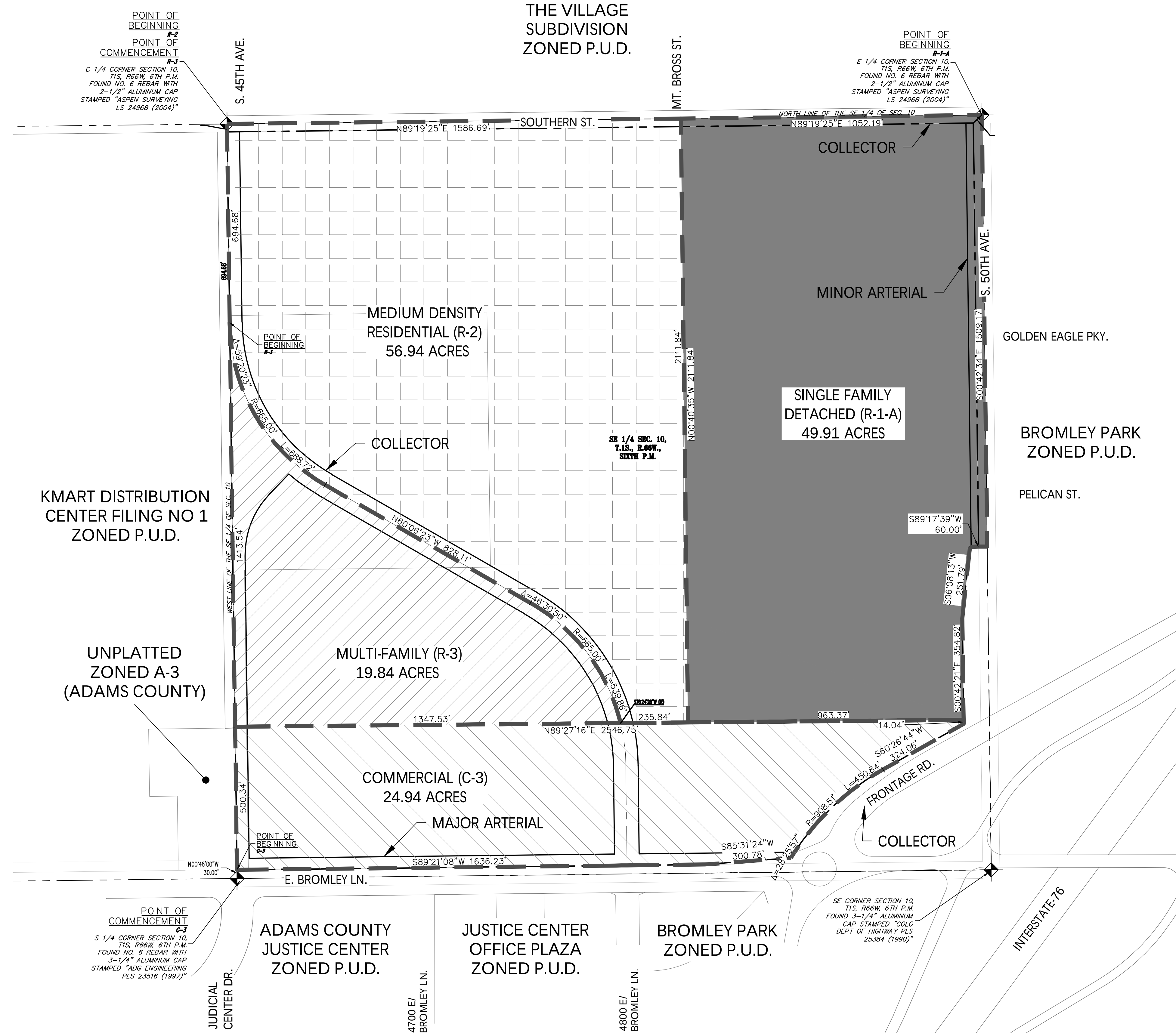


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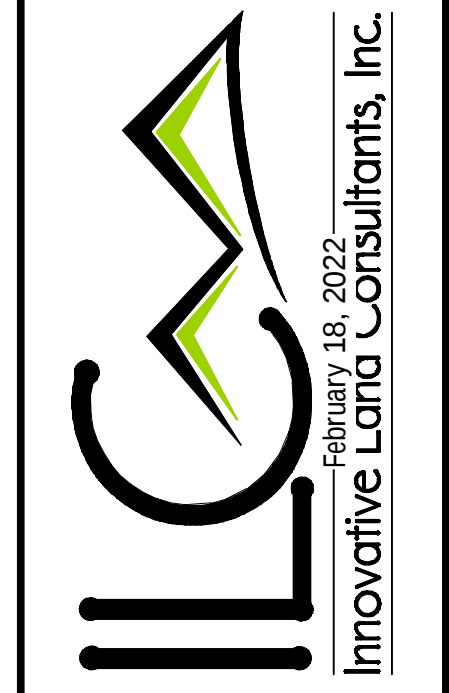
Revision Type:		Revision No.		Rev. Date:		Date: July 19, 2022		Designed By: WWB		Prepared By: WWB		Approved By: ACS		Vert. Scale: N/A		Horiz. Scale: 1" = 2000'		Sheet: 1 of 2		Job No.: 1056-07	
1		1																			
2		2																			
3		3																			
4		4																			
5		5																			
6		6																			

ZONING MAP FOR THE SWINK PROPERTY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF
COLORADO



- ZONING DESIGNATION**
- R-1-A: SINGLE FAMILY DETACHED
 - R-2: MEDIUM DENSITY RESIDENTIAL
 - R-3: MULTI-FAMILY RESIDENTIAL
 - C-3: COMMERCIAL



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No.	Rev. Date:	Revision Type:	Sheet:	Job No.:
1			2 of 2	1058-07
2				
3				
4				
5				
6				

Designed By: WWB
Prepared By: WWB
Approved By: ACS

Date: July 19, 2022
Horiz. Scale: 1" = 200'
Vert. Scale: N/A

Swink Property
Brighton, Colorado
Zoning Map
Zoning Map

