

# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
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 PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF A PARCEL OF LAND LYING IN SECTIONS 16 AND 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 16, AND IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE N89°26'28"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 157.57 FEET;

THENCE S00°33'32"E, A DISTANCE OF 77.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF EAST 144TH AVENUE RIGHT-OF-WAY DEDICATION PLAT AS RECORDED BY INSTRUMENT NUMBER 20060323000297110 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EAST 144TH AVENUE RIGHT-OF-WAY DEDICATION PLAT THE FOLLOWING TWELVE (12) COURSES:

1. N89°26'28"E, A DISTANCE OF 282.47 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1279.00 FEET, A CENTRAL ANGLE OF 11°36'42", AND AN ARC LENGTH OF 259.20 FEET;
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 85°29'36", AND AN ARC LENGTH OF 96.99 FEET;
4. S16°40'38"E, A DISTANCE OF 7.97 FEET;
5. N73°19'22"E, A DISTANCE OF 64.00 FEET;
6. N16°40'38"W, A DISTANCE OF 37.60 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 87°00'42", AND AN ARC LENGTH OF 68.34 FEET;
8. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1267.00 FEET, A CENTRAL ANGLE OF 03°49'52", AND AN ARC LENGTH OF 84.72 FEET;
9. N66°30'12"E, A DISTANCE OF 359.12 FEET;
10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1133.00 FEET, A CENTRAL ANGLE OF 23°00'00", AND AN ARC LENGTH OF 454.82 FEET;
11. N89°30'12"E, A DISTANCE OF 431.94 FEET;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 70.69 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT B, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AS RECORDED UNDER RECEPTION NUMBER 2011000076884 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT, S00°29'48"E, A DISTANCE OF 182.28 FEET;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE WESTERLY BOUNDARY OF PRAIRIE CENTER-MAJOR RETAIL 1 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 20051018001142770 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, S36°57'38"E, A DISTANCE OF 342.14 FEET;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER-MAJOR RETAIL 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. S07°14'14"E, A DISTANCE OF 110.89 FEET;
2. S39°17'21"W, A DISTANCE OF 289.89 FEET;
3. S07°14'14"E, A DISTANCE OF 144.53 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE NORTHWESTERLY BOUNDARY OF LOT 2, BLOCK 1, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 2006001012864 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, S38°53'40"W, A DISTANCE OF 1711.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 8, OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, PRAIRIE CENTER-MAJOR RETAIL 3 SUBDIVISION AS RECORDED BY INSTRUMENT NUMBER 20041207001241260 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, N90°00'00"W, A DISTANCE OF 634.16 FEET;

THENCE CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, PRAIRIE CENTER-MAJOR RETAIL 3 SUBDIVISION, S88°32'22"W, A DISTANCE OF 137.12 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT C, OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

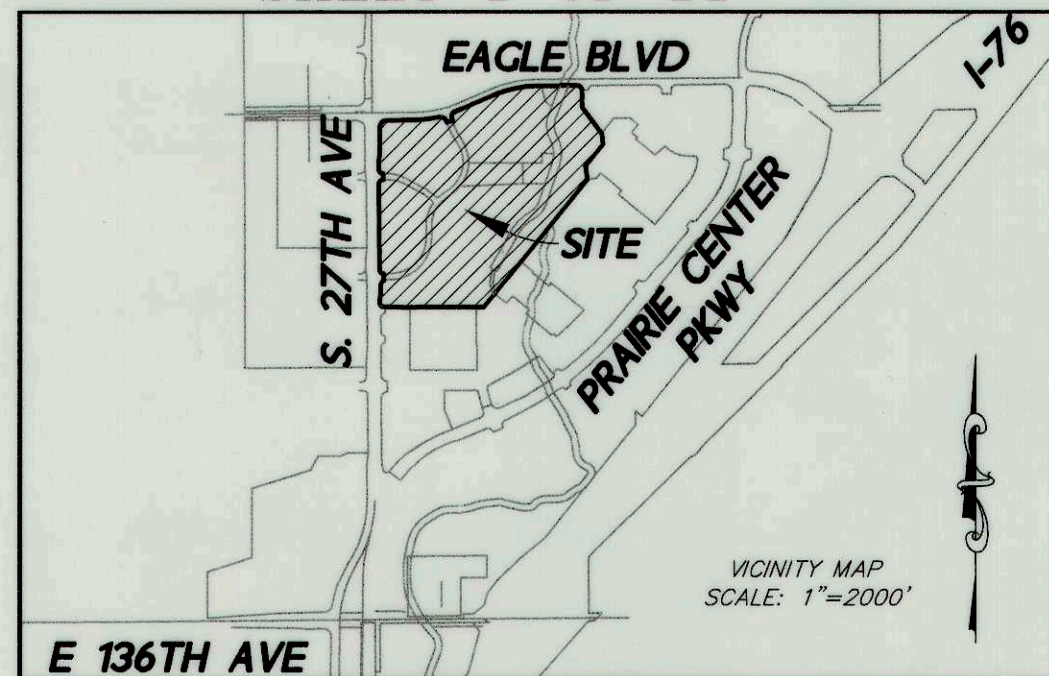
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. S88°32'22"W, A DISTANCE OF 50.77 FEET;
2. N88°00'35"W, A DISTANCE OF 206.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT AS RECORDED BY INSTRUMENT NUMBER 20041207001241230 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT THE FOLLOWING NINETEEN (19) COURSES:

1. S89°35'24"W, A DISTANCE OF 11.92 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°02'42", AND AN ARC LENGTH OF 70.72 FEET;
3. N00°21'54"W, A DISTANCE OF 12.69 FEET;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 66.08 FEET;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 164.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 38.07 FEET;
6. N00°21'54"W, A DISTANCE OF 60.89 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 63°14'48", AND AN ARC LENGTH OF 66.23 FEET;
8. N00°21'38"W, A DISTANCE OF 70.42 FEET;
9. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N00°21'38"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°59'44", AND AN ARC LENGTH OF 70.68 FEET;

SHEET 1 OF 11



### CERTIFICATE OF OWNERSHIP (CONTINUED)

10. N00°21'54"W, A DISTANCE OF 891.01 FEET;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'16", AND AN ARC LENGTH OF 70.69 FEET;
12. N00°22'16"W, A DISTANCE OF 64.00 FEET;
13. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N00°21'38"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°59'44", AND AN ARC LENGTH OF 70.68 FEET;
14. N00°21'54"W, A DISTANCE OF 78.46 FEET;
15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 66.08 FEET;
16. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 164.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 38.07 FEET;
17. N00°21'54"W, A DISTANCE OF 254.02 FEET;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89°48'22", AND AN ARC LENGTH OF 117.56 FEET;
19. N89°26'28"E, A DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,937,502 SQUARE FEET OR 90.393 ACRES, MORE OR LESS.

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 AND HEREBY DEDICATE AND CONVEY TO THE CITY OF BRIGHTON, AS INDICATED HEREIN AND SUBJECT TO THE RESERVATIONS, AS APPLICABLE, SET FORTH HEREIN: (1) RIGHTS-OF-WAY FOR RED TAIL WAY AND PEREGRINE DRIVE; AND (2) SIDEWALK, TRAIL AND UTILITY EASEMENTS SHOWN HEREON AND DESCRIBED HEREIN AS DEDICATED BY THIS PLAT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

### OWNER

THF PRAIRIE CENTER DEVELOPMENT, L.L.C.

BY: THF PRAIRIE CENTER INVESTORS, L.L.C., ITS MANAGER

BY: MILAN GREEN MANAGEMENT, L.L.C., ITS MANAGER

BY:  MANAGER  
ITS:

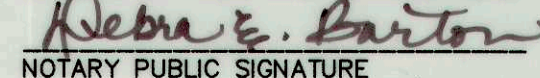
### NOTARY CERTIFICATE

STATE OF Missouri } SS

COUNTY OF Boone }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2015 A.D. BY JASON MEYERPETER, AS MANAGER OF MILAN GREEN MANAGEMENT, L.L.C., AS MANAGER OF THF PRAIRIE CENTER INVESTORS, L.L.C., AS MANAGER OF THF PRAIRIE CENTER DEVELOPMENT, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL

  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 3/26/17

APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED

NO.	DATE	DESCRIPTION	BY
7	10/14/15	ADDRESS COMMENTS & REVISED TRAIL ESMT	DSB
6	10/08/15	ADDRESS COMMENTS & REVISED TRAIL ESMT	DSB
5	09/23/15	ADDRESS COMMENTS & REVISED TRAIL ESMT	DSB
4	08/31/15	REVISE TRACT SUMMARY CHART/DEDICATION	TP
3	08/20/15	COMMENTS & EASEMENTS ADD/REMOVE	TP
2	08/10/15	CITY COMMENTS & TRACT CHANGES	DSB
1	06/25/15	CITY COMMENTS	DSB
NO.	DATE	DESCRIPTION	BY

### MORTGAGEE

THE UNDERSIGNED BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION ("MORTGAGEE"), AS HOLDER OF THAT CERTAIN DEED OF TRUST RECORDED ON SEPTEMBER 29, 2005 AT RECEPTION NO. 20050929001065390 (THE "MORTGAGE") ENCUMBERING THE REAL ESTATE AS SHOWN ON THIS PLAT, HEREBY 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.

BY: 

TITLE: SVP

### NOTARY CERTIFICATE

STATE OF Illinois } SS

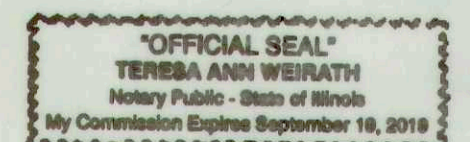
COUNTY OF COOK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF December, 2015 A.D. BY Brian Hise AS SVP OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 09/19/2019



### TITLE COMPANY CERTIFICATE

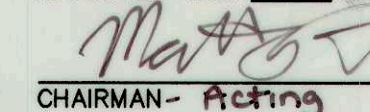
I, Eric Stearns, A TITLE OFFICER REPRESENTING HERITAGE TITLE COMPANY, CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION TO THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS REFLECTED IN SCHEDULE B-2 OF TITLE INSURANCE COMMITMENT NO. 451-H0425727-036-JY7, AMENDMENT NO. 1, DATED OCTOBER 6, 2015 AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 30, 2015, ISSUED BY HERITAGE TITLE COMPANY.

  
SIGNATURE

11/30/2015  
DATE

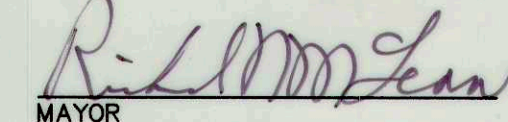
### PLANNING COMMISSION APPROVAL

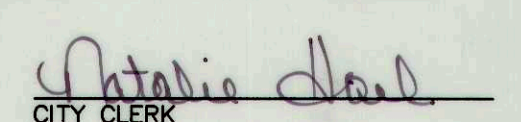
APPROVED THIS 13th DAY OF October, 2015

  
CHAIRMAN - Acting

### CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS 30th DAY OF October, 2015

  
MAYOR

  
CITY CLERK

APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.

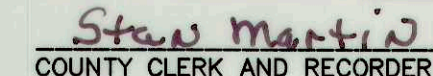
### SURVEYOR'S CERTIFICATION

I, DEREK S. BROWN, 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 ON MARCH 2, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 11:31:53 A.M./P.M., ON THE 6th DAY OF January, 2016 A.D.

  
COUNTY CLERK AND RECORDER

BY DEPUTY \_\_\_\_\_

INSTRUMENT NO. 2016000001344

### OWNER

THF PRAIRIE CENTER DEVELOPMENT, L.L.C.  
211 N STADIUM BLVD STE 201  
COLUMBIA MO 65203-1161



300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DATE OF PREPARATION: 6-04-2015

SCALE: N/A

SHEET 1 OF 11



# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 11

### GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: JR ENG LS 30099 2007, AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP, STAMPED: JR ENG LS 30099 2007, AND BEING CONSIDERED TO BEAR N89°26'28"E.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- HERITAGE TITLE COMPANY COMMITMENT NO. 451-H0425727-036-JY7, AMENDMENT NO. 1 DATED SEPTEMBER 30, 2015, 2015 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
- THE TRAIL EASEMENT DEDICATED TO THE CITY OF BRIGHTON BY THIS PLAT IS FOR PUBLIC TRAIL USE.
- THE DEPICTION OF THE OIL AND GAS OPERATIONS AREAS AND REFERENCE TO THE SURFACE USE AGREEMENT RECORDED AT RECEPTION NO. 2006001010016 IS NOT APPROVAL OF OIL AND GAS OPERATIONS OR ACTIVITIES

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE <sup>(1)</sup>	OWNERSHIP	MAINTENANCE
TRACT A	5,122	0.118	SIGNAGE AND LANDSCAPING	PRAIRIE CENTER	DISTRICT
TRACT B	133,441	3.063	PARK	CITY OF BRIGHTON	CITY OF BRIGHTON
TRACT C (2)(3)	1,075,434	24.689	OPEN SPACE DRAINAGE/TRAILS/POND	PRAIRIE CENTER	DISTRICT <sup>(2)</sup>
TOTALS	1,214,001	27.870			

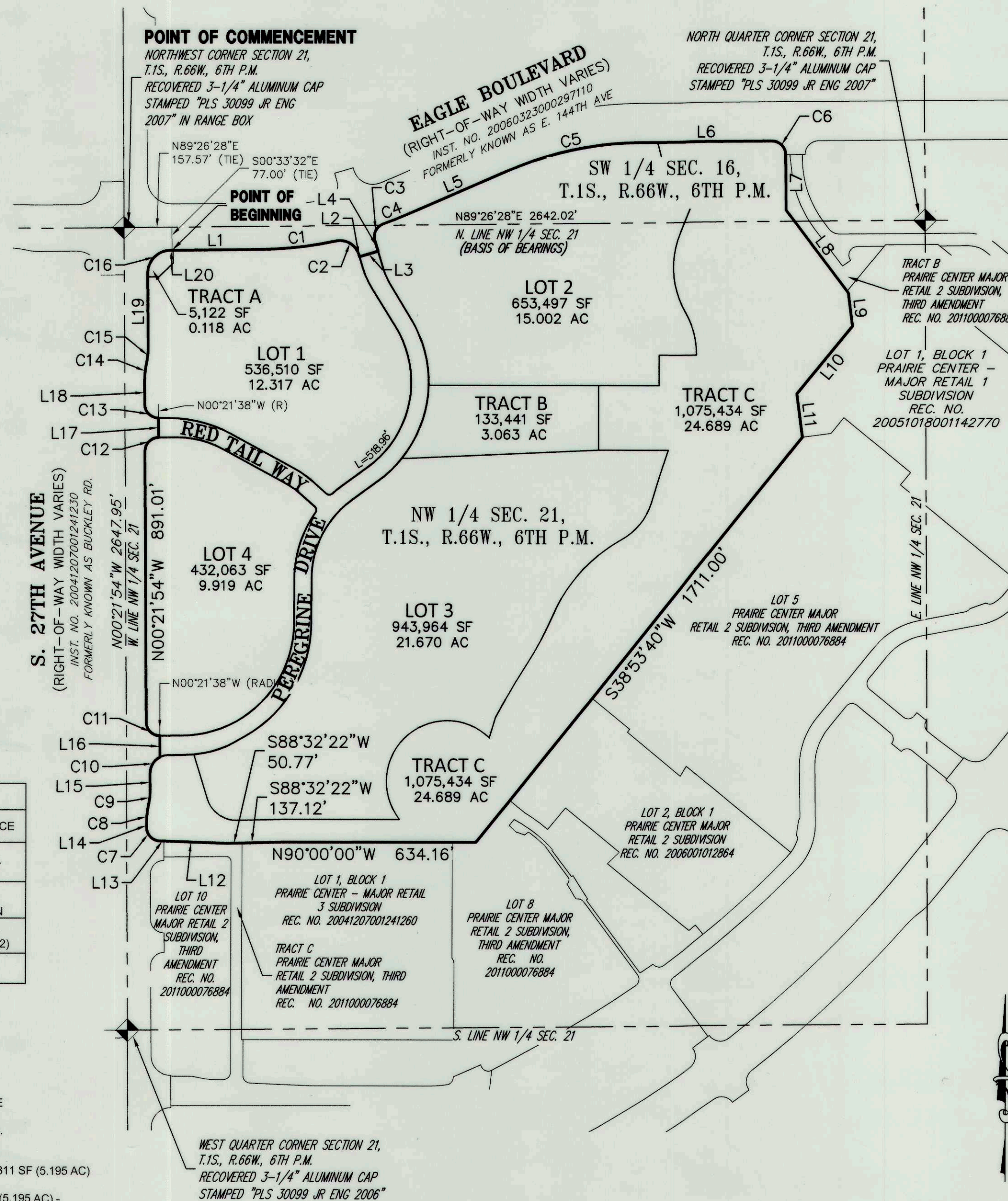
PRAIRIE CENTER = THE PRAIRIE CENTER DEVELOPMENT, L.L.C., ITS SUCCESSORS AND ASSIGNS

DISTRICT = PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3, ITS SUCCESSORS AND ASSIGNS

(1) = USE SET FORTH IN TRACT SUMMARY CHART IS GENERAL LAND USE; USES, INCLUDING ANCILLARY USES, ARE PERMITTED BY THE PRAIRIE CENTER MIXED USE PUD, AS MAY BE AMENDED.

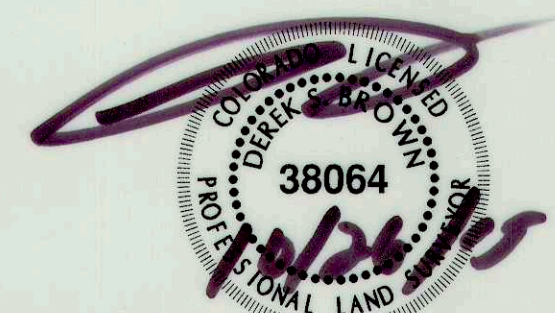
(2) = DITCH IMPROVEMENTS WITHIN THIS TRACT ARE MAINTAINED BY FARMERS RESERVOIR AND IRRIGATION COMPANY/BRIGHTON LATERAL DITCH COMPANY. TRAILS WITHIN TRACT C AND WITHIN THE TRAIL EASEMENT DEDICATED HEREIN ARE MAINTAINED BY THE CITY OF BRIGHTON, EXCEPT THAT THE DISTRICT SHALL REPAIR MATERIAL DAMAGE TO TRAIL SURFACE CAUSED BY OIL AND GAS OPERATIONS.

(3) = TRACT C - AREAS THAT ARE INELIGIBLE FOR OPEN SPACE DEDICATION AREAS BELOW THE 10 YEAR WATER SURFACE ELEVATION (5081') WITHIN THE DETENTION POND = 226,311 SF (5.195 AC) SURFACE USE AGREEMENT AREA NOT OVERLAPPING DETENTION AREA = 197,634 SF (4.537 AC) TOTAL OPEN SPACE DEDICATION FOR TRACT C WITH THIS PLAT IS 1,075,434 SF (24.689 AC) - 226,311 SF (5.195 AC) - 197,634 SF (4.537 AC) = 651,489 SF (14.956 AC)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°26'28"E	282.47'
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L5	N66°30'12"E	359.12'
L6	N89°30'12"E	431.94'
L7	S00°29'48"E	182.28'
L8	S36°57'38"E	342.14'
L9	S07°14'14"E	110.89'
L10	S39°17'21"W	289.89'
L11	S07°14'14"E	144.53'
L12	N88°00'35"W	206.88'
L13	S89°35'24"W	11.92'
L14	N00°21'54"W	12.69'
L15	N00°21'54"W	60.89'
L16	N00°21'38"W	70.42'
L17	N00°22'16"W	64.00'
L18	N00°21'54"W	78.46'
L19	N00°21'54"W	254.02'
L20	N89°26'28"E	6.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°36'42"	1279.00'	259.20'
C2	85°29'36"	65.00'	96.99'
C3	87°00'42"	45.00'	68.34'
C4	3°49'52"	1267.00'	84.72'
C5	23°00'00"	1133.00'	454.82'
C6	90°00'00"	45.00'	70.69'
C7	90°02'42"	45.00'	70.72'
C8	13°15'41"	285.50'	66.08'
C9	13°15'41"	164.50'	38.07'
C10	63°14'48"	60.00'	66.23'
C11	89°59'44"	45.00'	70.68'
C12	90°00'16"	45.00'	70.69'
C13	89°59'44"	45.00'	70.68'
C14	13°15'41"	285.50'	66.08'
C15	13°15'41"	164.50'	38.07'
C16	89°48'22"	75.00'	117.56'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

Aztec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=300'
SHEET 2 OF 11	



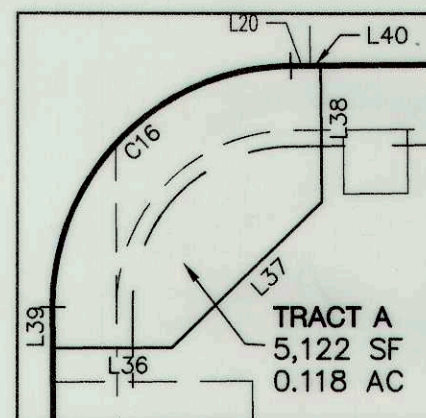
# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 11

LINE TABLE		
LINE	BEARING	LENGTH
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L17	N00°22'16"W	64.00'
L18	N00°21'54"W	78.46'
L20	N89°26'28"E	6.08'
L36	S89°38'06"W	37.25'
L37	S45°38'15"W	65.35'
L38	N00°33'32"W	42.45'
L39	N00°21'54"W	12.82'
L40	S89°35'24"W	3.29'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	87°00'42"	45.00'	68.34'
C12	90°00'16"	45.00'	70.69'
C13	89°59'44"	45.00'	70.68'
C14	13°15'41"	285.50'	66.08'
C15	13°15'41"	164.50'	38.07'
C16	89°48'22"	75.00'	117.56'



DETAIL "A"  
1" = 60'

### LEGEND

- ◆ RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
- 1 ● RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPED "LS 30099 JR ENG"
- 2 ● RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- 3 ● RECOVERED #5 REBAR - NO CAP
- 8 ● RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 9 ● RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
- (R) RECORD DISTANCE PER BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT (INST. NO. 20041207001241230)
- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE

S. 27TH AVENUE  
(RIGHT-OF-WAY WIDTH VARIES)  
INST. NO. 20041207001241230  
FORMERLY KNOWN AS BUCKLEY RD.

POINT OF COMMENCEMENT  
NORTHWEST CORNER SECTION 21,  
T.1S., R.66W., 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "PLS 30099 JR ENG  
2007" IN RANGE BOX

EAGLE BOULEVARD  
(RIGHT-OF-WAY WIDTH VARIES)  
INST. NO. 20060323000297110  
FORMERLY KNOWN AS E. 144TH AVE

SW 1/4 SEC. 16,  
T.1S., R.66W., 6TH P.M.

(BASIS OF BEARINGS)  
N89°26'28"E 2642.02'  
N. LINE NW 1/4 SEC. 21

N89°26'28"E  
157.57' (TIE)

POINT OF BEGINNING

N89°26'28"E 282.47'  
279.18'

TRACT A  
5,122 SF  
0.118 AC

10' X 10' UTILITY EASEMENT  
REC. NO. 2010000078021  
13' X 62' WET UTILITY EASEMENT  
REC. NO. 2010000087386

20' NON-EXCLUSIVE DRY UTILITY  
EASEMENTS, PEDESTRIAN SIDEWALK  
AND LANDSCAPE EASEMENTS  
REC. NO. 2011000002864  
REC. NO. 2010000087385  
REC. NO. 2010000078021  
REC. NO. 2010000078020  
REC. NO. 2010000068272

25' NON-EXCLUSIVE  
UTILITY EASEMENT  
DEDICATED BY THIS PLAT

20' NON-EXCLUSIVE DRY UTILITY  
EASEMENTS, PEDESTRIAN SIDEWALK  
AND LANDSCAPE EASEMENTS  
REC. NO. 2011000002866  
REC. NO. 2010000087385  
REC. NO. 2010000078021  
REC. NO. 2010000078020  
REC. NO. 2010000068272

Δ=011°36'42"  
R=1279.00' L=259.20'

Δ=85°29'36"  
R=65.00'  
L=96.99'

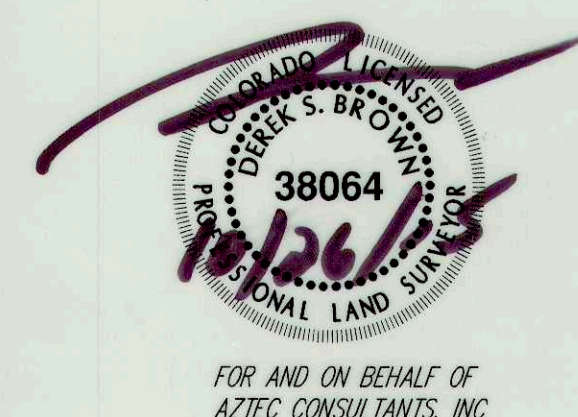
71' X 23' WET UTILITY EASEMENT  
REC. NO. 2010000087386

15' NON-EXCLUSIVE  
UTILITY EASEMENT  
DEDICATED BY THIS PLAT

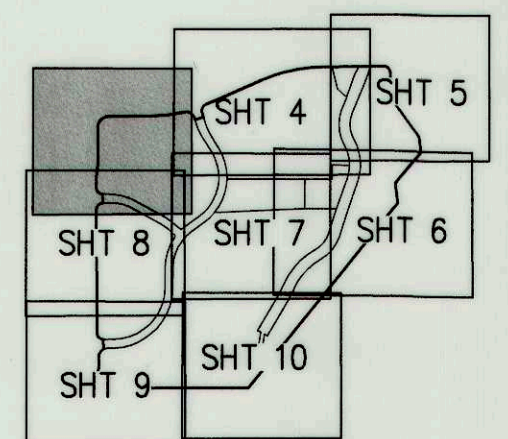
PEREGRINE DRIVE  
(RIGHT-OF-WAY WIDTH VARIES)  
N31°43'24"W 145.87'

NW 1/4 SEC. 21,  
T.1S., R.66W., 6TH P.M.

LOT 1  
536,510 SF  
12.317 AC



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



SHEET INDEX

SEE SHEET 8

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
Aztec Proj. No.: 54815-12

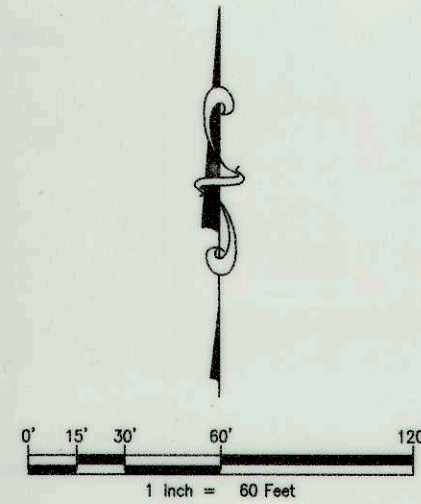
DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 3 OF 11	



# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 11



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	87°00'42"	45.00'	68.34'
C20	1°58'34"	100.00'	3.45'
C22	1°58'34"	120.00'	4.14'
C23	7°41'42"	219.00'	29.41'
C24	7°41'42"	199.00'	26.73'

**EAGLE BOULEVARD**  
(RIGHT-OF-WAY WIDTH VARIES)  
INST. NO. 20060323000297110  
FORMERLY KNOWN AS E. 144TH AVE

SW 1/4 SEC. 16,  
T.1S., R.66W., 6TH P.M.

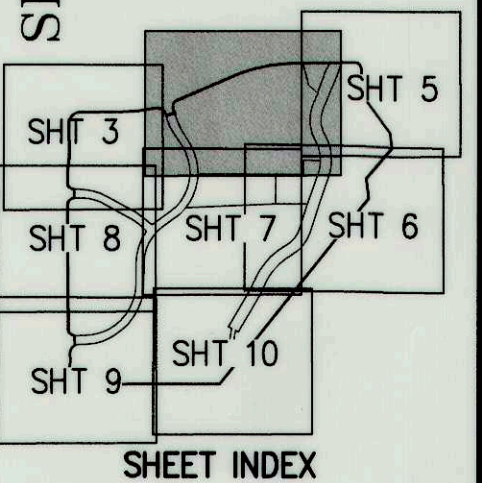
NW 1/4 SEC. 21,  
T.1S., R.66W., 6TH P.M.

LOT 2  
653,497 SF  
15.002 AC

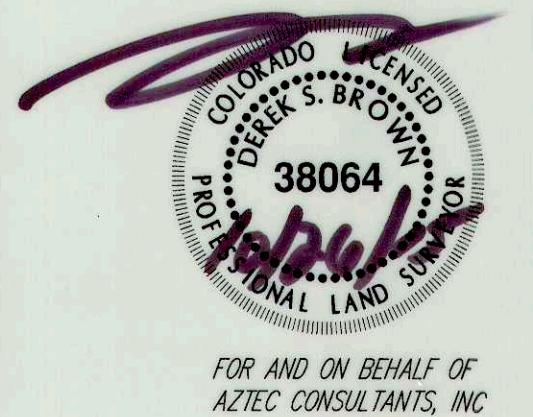
LOT 1  
541,632 SF  
12.434 AC

TRACT C  
1,075,438 SF  
24.689 AC

LINE TABLE		
LINE	BEARING	LENGTH
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L24	N16°27'37"W	25.01'
L27	N22°22'24"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	62.86'
L30	S89°30'12"W	22.64'
L33	N48°03'08"W	89.58'
L35	N14°32'19"W	163.92'



LEGEND	
	RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
	RECOVERED #5 REBAR - NO CAP
	RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING ILLEGIBLE
	RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
	PLAT BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	LOT / TRACT LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 4 OF 11	



# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	1°58'34"	100.00'	3.45'
C22	1°58'34"	120.00'	4.14'
C23	7°41'42"	219.00'	29.41'
C24	7°41'42"	199.00'	26.73'

**EAGLE BOULEVARD**  
(RIGHT-OF-WAY WIDTH VARIES)  
INST. NO. 20060323000297110

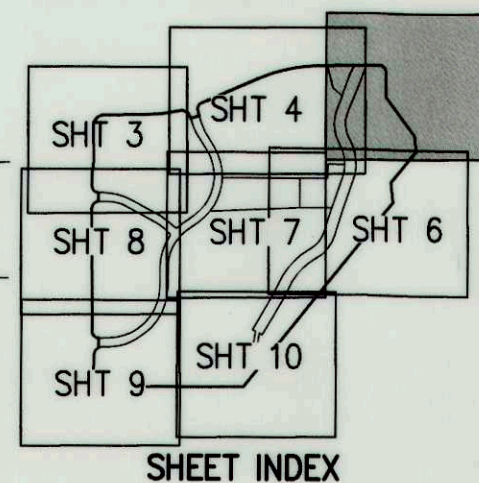
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L27	N22°22'24"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	62.86'
L30	S89°30'12"W	22.64'
L33	N48°03'08"W	89.58'
L35	N14°32'19"W	163.92'

SW 1/4 SEC. 16,  
T.1S., R.66W., 6TH P.M.

NORTH QUARTER CORNER SECTION 21,  
T.1S., R.66W., 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "PLS 30099 JR ENG 2007"

BASIS OF BEARINGS  
N89°26'28"E 2642.02'  
N. LINE NW 1/4 SEC. 21



### LEGEND

- ◆ RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING ILLEGIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37993 V3"
- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 35585 V3"
- RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE

TRACT B  
PRAIRIE CENTER MAJOR RETAIL 2  
SUBDIVISION, THIRD AMENDMENT  
REC. NO. 2011000076884  
OWNER: PRAIRIE CENTER  
RETAIL ONE LLC

TRACT C  
1,075,434 SF  
24.689 AC

NW 1/4 SEC. 21,  
T.1S., R.66W., 6TH P.M.

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 54815-12

DATE OF PREPARATION: 6-04-2015  
SCALE: 1"=60'  
SHEET 5 OF 11

SEE SHEET 4

SEE SHEET 6

1" = 60 Feet

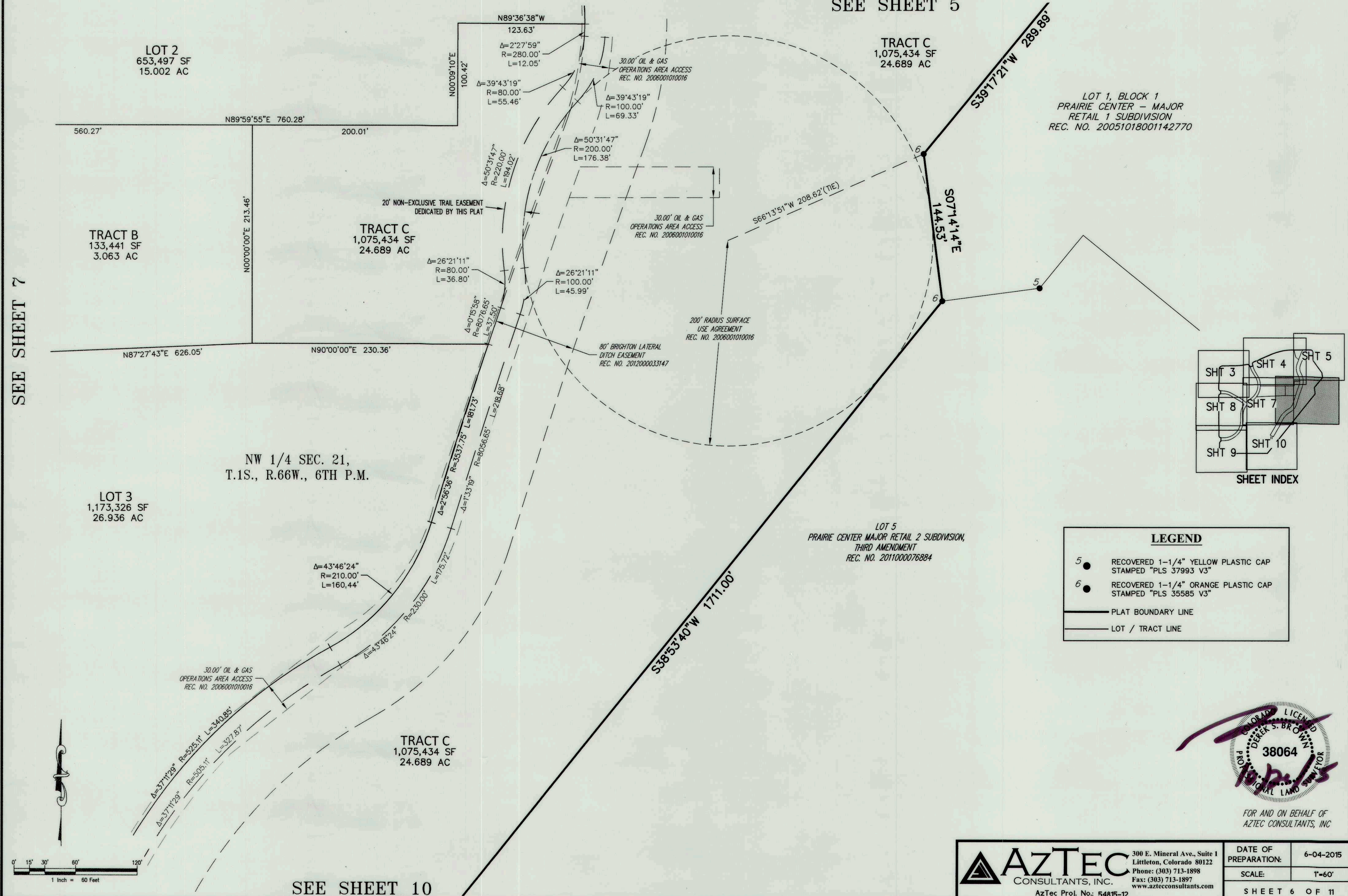


# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 11

SEE SHEET 5





# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11

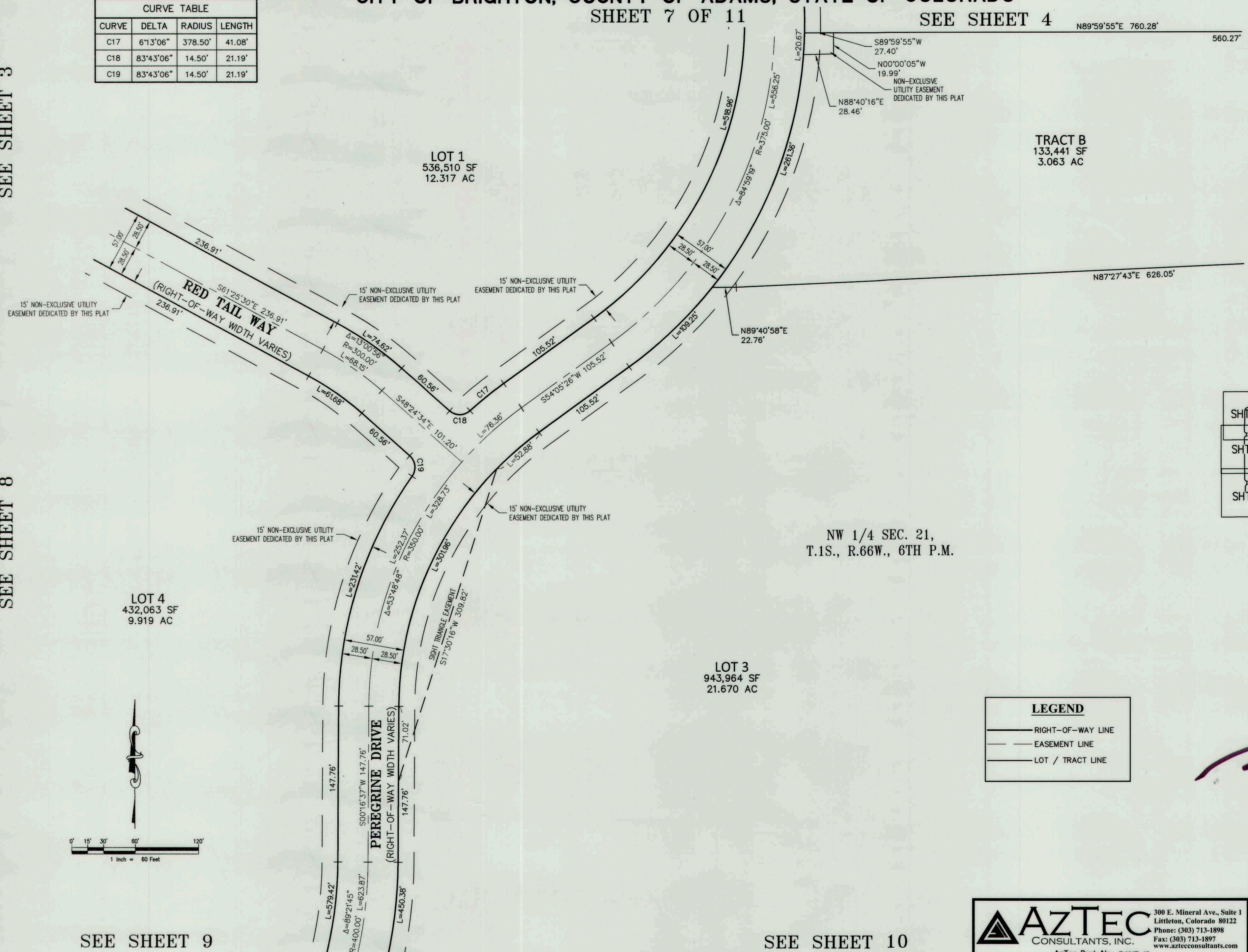
SEE SHEET 4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	6°13'06"	378.50'	41.08'
C18	83°43'06"	14.50'	21.19'
C19	83°43'06"	14.50'	21.19'

SEE SHEET 3

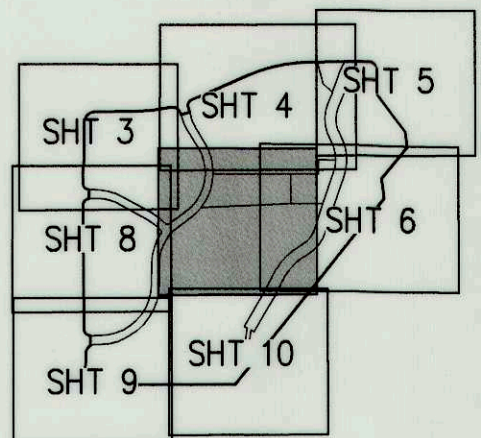
SEE SHEET 8

SEE SHEET 6



TRACT B  
133,441 SF  
3.063 AC

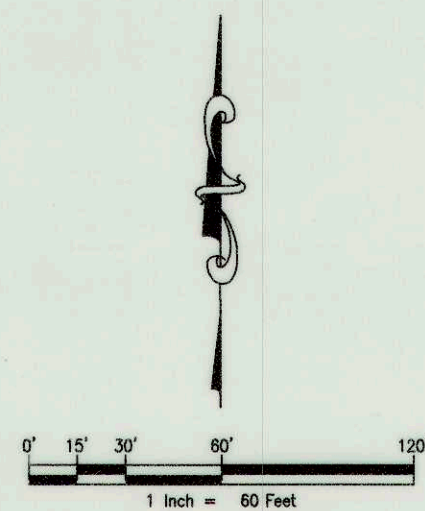
NW 1/4 SEC. 21,  
T.1S., R.66W., 6TH P.M.



SHEET INDEX

### LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT / TRACT LINE



SEE SHEET 9

SEE SHEET 10

**AZTEC**  
CONSULTANTS, INC.  
AzTec Proj. No.: 54815-12

300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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Fax: (303) 713-1897  
www.aztecconsultants.com

DATE OF PREPARATION: 6-04-2015  
SCALE: 1"=60'  
SHEET 7 OF 11

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC





# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

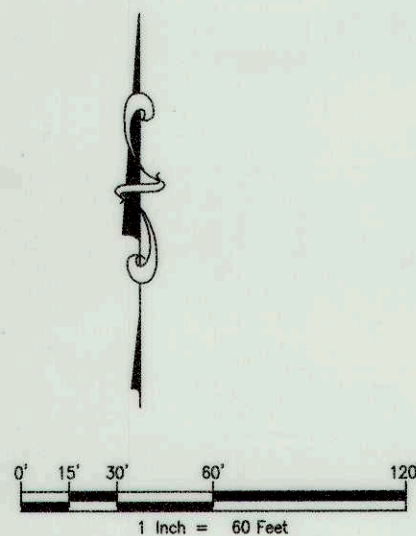
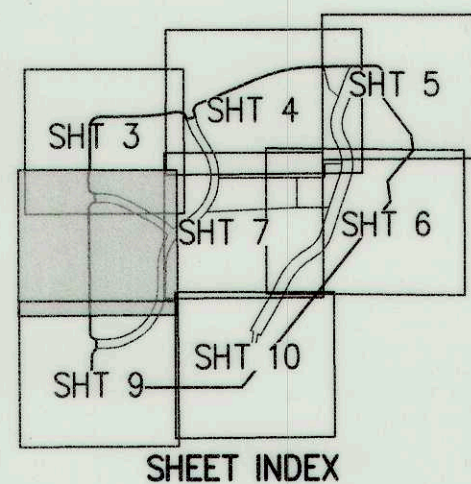
## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	90°00'16"	45.00'	70.69'
C17	6°13'06"	378.50'	41.08'
C18	83°43'06"	14.50'	21.19'
C19	83°43'06"	14.50'	21.19'

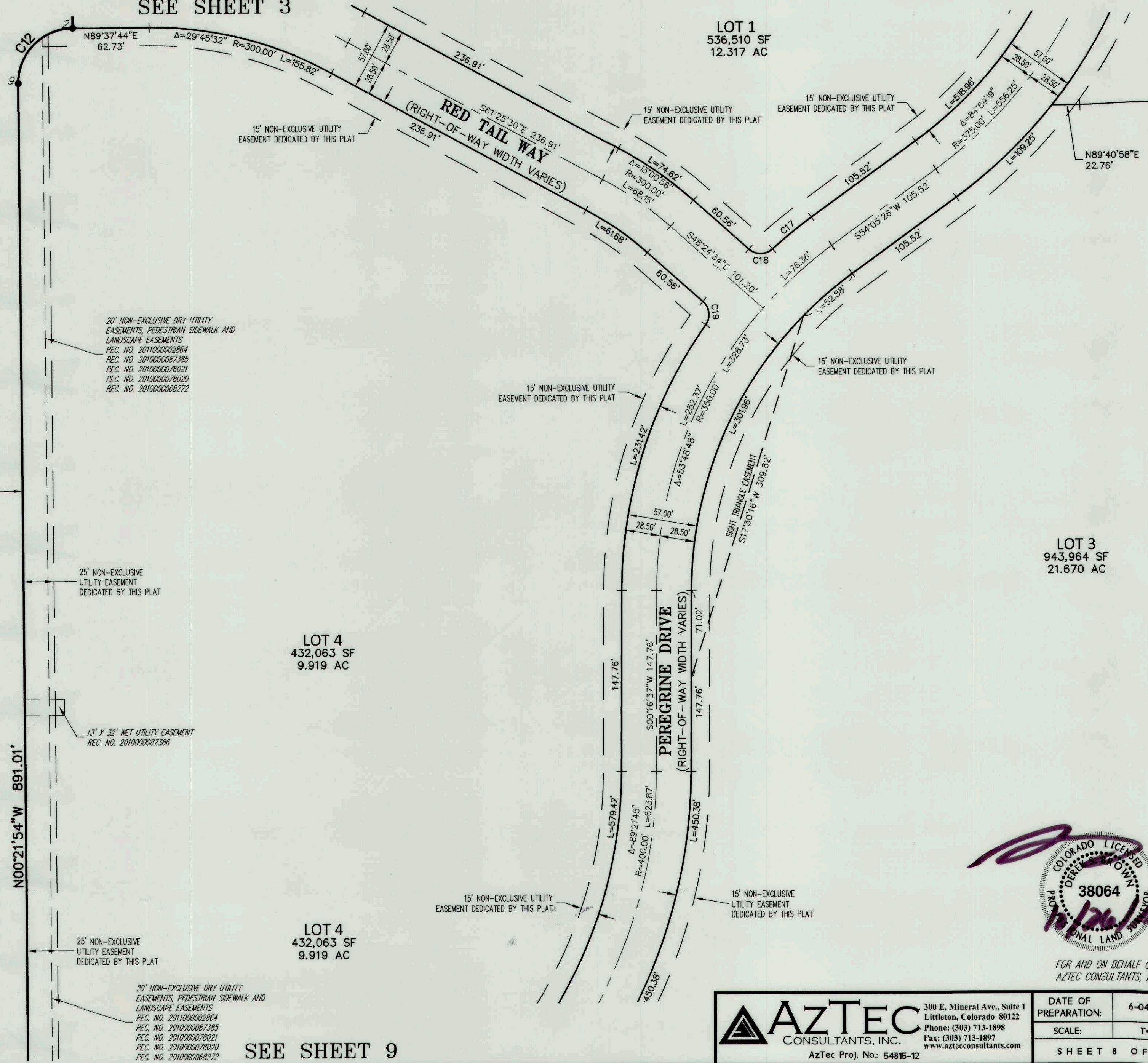
### LEGEND

- 2 ● RECOVERED 1-1/2" ALUMINUM CAP  
STAMPED "LS 30099 JR ENG"
- 9 ● RECOVERED NAIL WITH 1" BRASS TAG  
STAMPED "AZTEC PLS 38064"
- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - LOT / TRACT LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE



S. 27TH AVENUE  
(RIGHT-OF-WAY WIDTH VARIES)  
INST. NO. 20041207001241230  
FORMERLY KNOWN AS BUCKLEY RD.

SEE SHEET 3



SEE SHEET 7



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 8 OF 11	

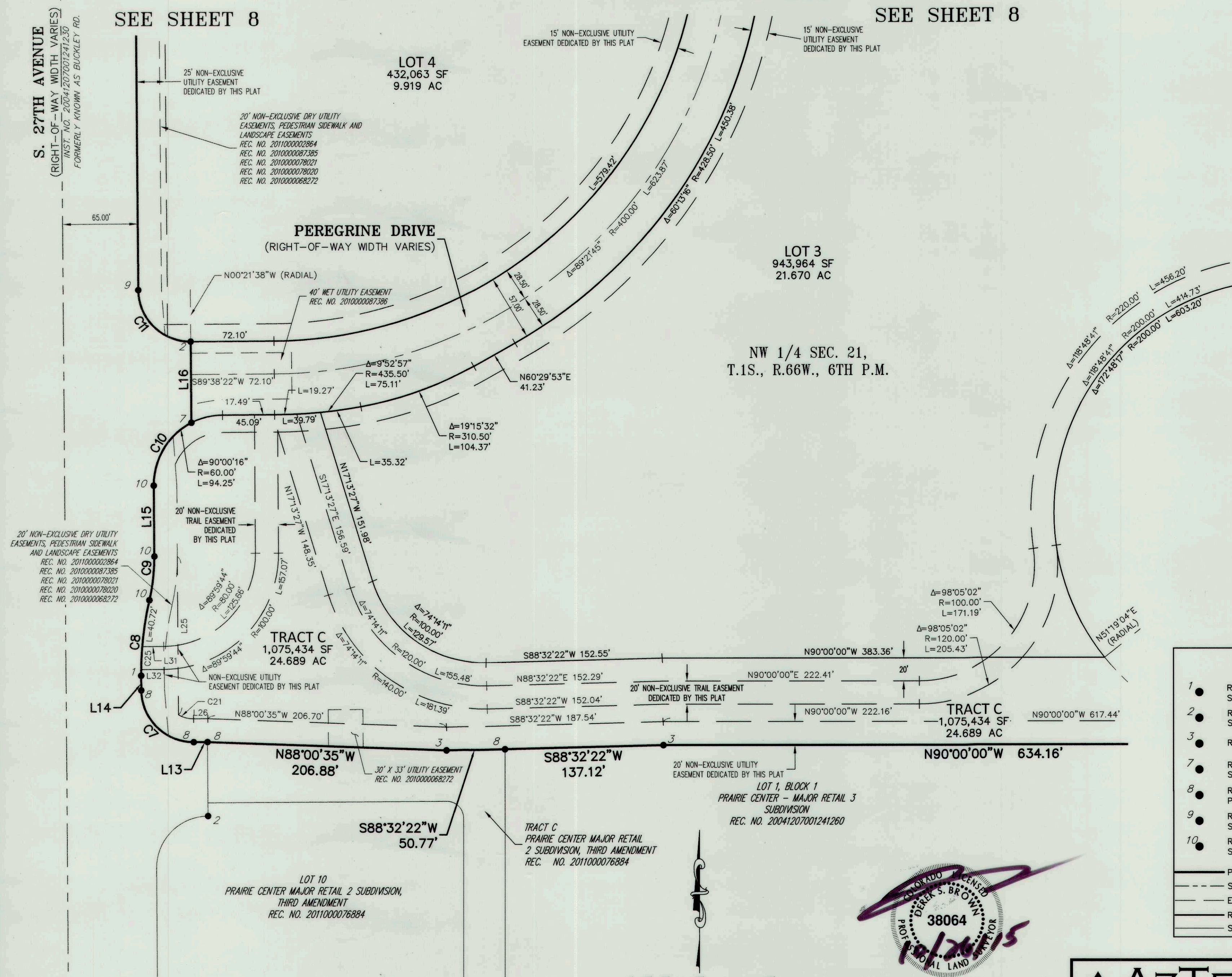
SEE SHEET 9



# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

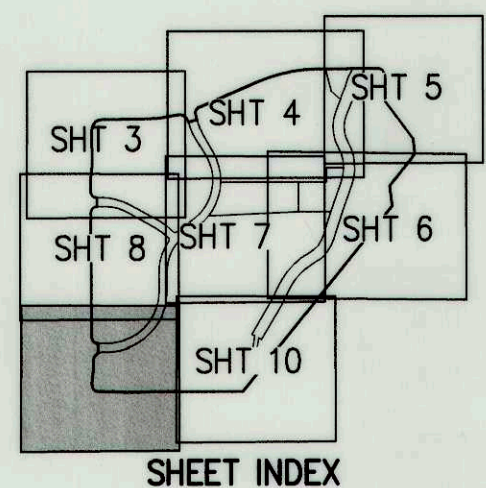
## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 11

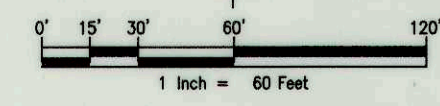


LINE TABLE		
LINE	BEARING	LENGTH
L13	S89°35'24"W	11.92'
L14	N00°21'54"W	12.69'
L15	N00°21'54"W	60.89'
L16	N00°21'38"W	70.42'
L25	N00°21'54"W	137.27'
L26	N89°35'24"E	12.34'
L31	S89°38'06"W	18.47'
L32	S89°38'06"W	19.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	90°02'42"	45.00'	70.72'
C8	13°15'41"	285.50'	66.08'
C9	13°15'41"	164.50'	38.07'
C10	63°14'48"	60.00'	66.23'
C11	89°59'44"	45.00'	70.68'
C21	31°22'40"	25.00'	13.69'
C25	4°01'13"	285.50'	20.03'



- ### LEGEND
- 1. RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPED "LS 30099 JR ENG"
  - 2. RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
  - 3. RECOVERED #5 REBAR - NO CAP
  - 7. RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 29039 JR ENG"
  - 8. RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - 9. RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
  - 10. RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064" IN EXISTING PLUG HOLE
- PLAT BOUNDARY LINE  
--- SECTION LINE  
--- EASEMENT LINE  
--- RIGHT-OF-WAY LINE  
--- STREET CENTERLINE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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AzTec Proj. No: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 9 OF 11	



# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 7

SHEET 10 OF 11

SEE SHEET 6

NW 1/4 SEC. 21,  
T.1S., R.66W., 6TH P.M.

LOT 3  
943,964 SF  
21.670 AC

80' BRIGHTON LATERAL  
DITCH EASEMENT  
REC. NO. 2012000033147

20' NON-EXCLUSIVE TRAIL EASEMENT  
DEDICATED BY THIS PLAT

$\Delta=5'15'15''$   
 $R=2206.04'$   
 $L=202.30'$

TRACT C  
1,075,434 SF  
24.689 AC

20' NON-EXCLUSIVE  
TRAIL EASEMENT  
DEDICATED BY THIS PLAT

$\Delta=82'08'22''$   
 $R=80.00'$   
 $L=114.69'$

$\Delta=82'08'22''$   
 $R=100.00'$   
 $L=143.36'$

S16°55'48"W  
70.83'

200' RADIUS SURFACE  
USE AGREEMENT  
REC. NO. 2006001010016

30.00' OIL & GAS  
OPERATIONS AREA ACCESS  
REC. NO. 2006001010016

$\Delta=98'05'02''$   
 $R=100.00'$   
 $L=171.19'$

$\Delta=98'05'02''$   
 $R=120.00'$   
 $L=205.43'$

TRACT C  
1,075,434 SF  
24.689 AC

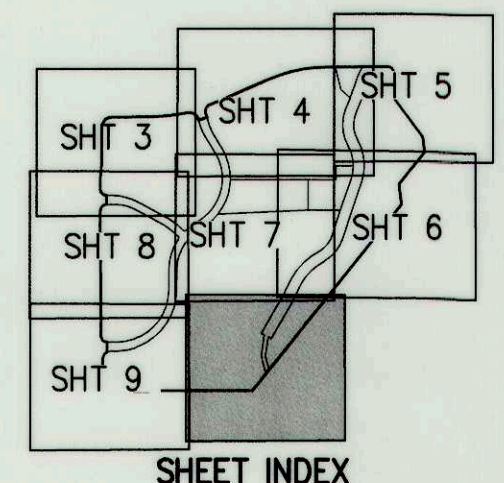
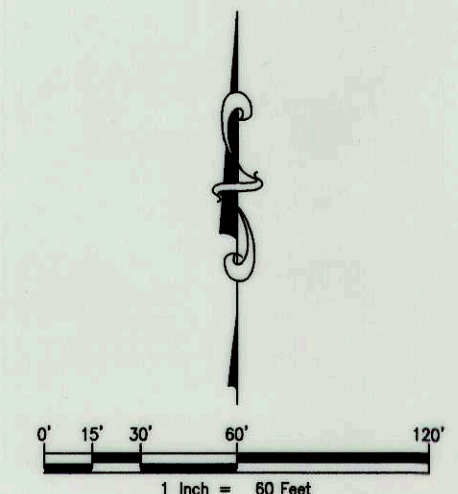
N90°00'00"W 634.16'

20' NON-EXCLUSIVE UTILITY  
EASEMENT DEDICATED BY THIS PLAT

LOT 1, BLOCK 1  
PRAIRIE CENTER - MAJOR RETAIL 3  
SUBDIVISION  
REC. NO. 20041207001241260

LOT 8  
PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION,  
THIRD AMENDMENT  
REC. NO. 2011000076884

LOT 2, BLOCK 1  
PRAIRIE CENTER MAJOR  
RETAIL 2 SUBDIVISION  
REC. NO. 2006001012864



### LEGEND

- 3 ● RECOVERED #5 REBAR - NO CAP
- 5 ● RECOVERED 1-1/4" YELLOW PLASTIC CAP  
STAMPED "PLS 37993 V3"
- 6 ● RECOVERED 1-1/4" ORANGE PLASTIC CAP  
STAMPED "PLS 35585 V3"
- PLAT BOUNDARY LINE
- EASEMENT LINE
- LOT / TRACT LINE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
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Phone: (303) 713-1898  
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www.aztecconsultants.com  
Aztec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 10 OF 11	

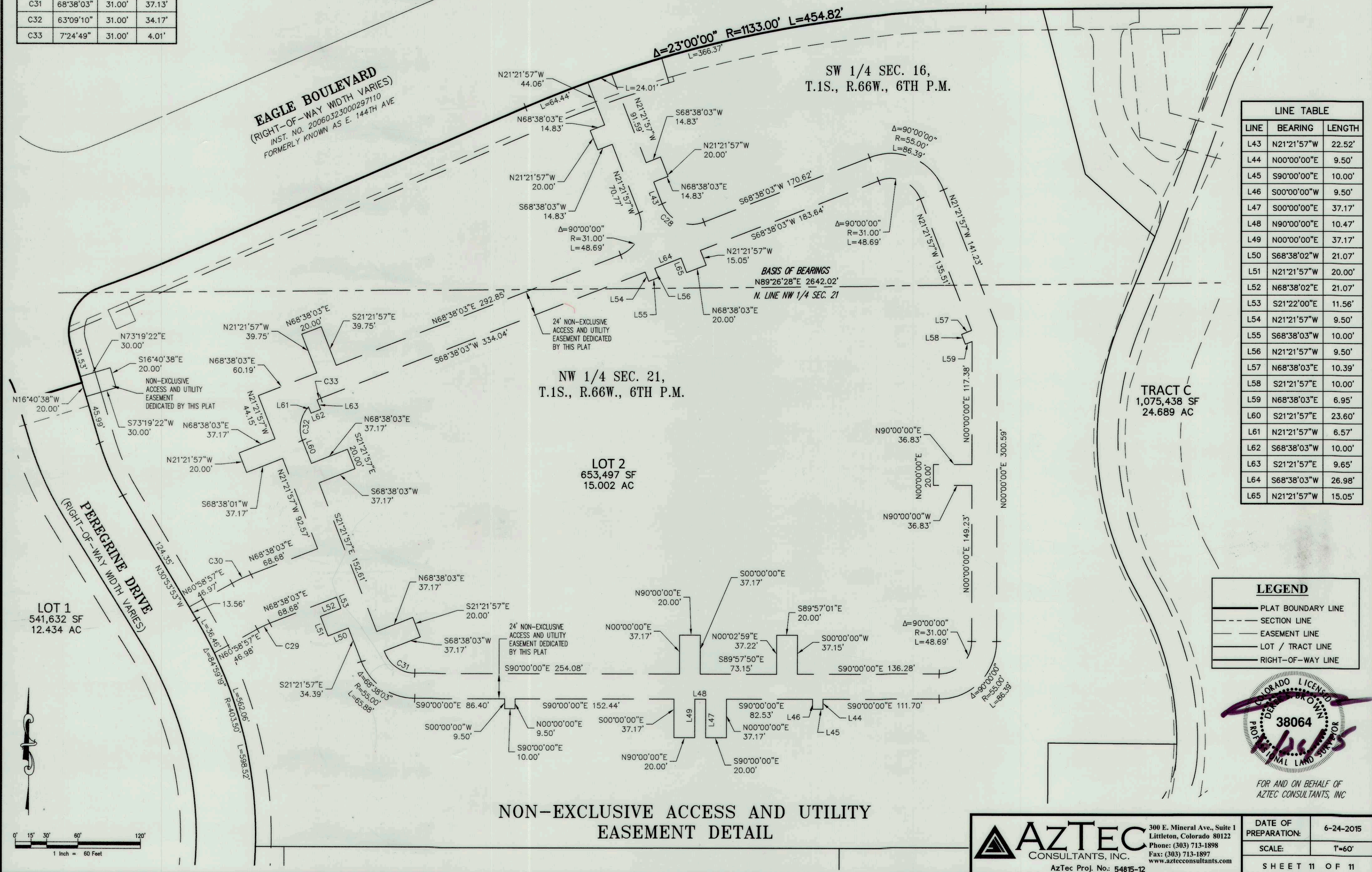


# PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

## PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 11 OF 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	90°00'00"	31.00'	48.69'
C29	7°39'01"	100.02'	13.35'
C30	7°39'06"	150.00'	20.03'
C31	68°38'03"	31.00'	37.13'
C32	63°09'10"	31.00'	34.17'
C33	7°24'49"	31.00'	4.01'



LINE TABLE		
LINE	BEARING	LENGTH
L43	N21°21'57\"W	22.52'
L44	N00°00'00\"E	9.50'
L45	S90°00'00\"E	10.00'
L46	S00°00'00\"W	9.50'
L47	S00°00'00\"E	37.17'
L48	N90°00'00\"E	10.47'
L49	N00°00'00\"E	37.17'
L50	S68°38'02\"W	21.07'
L51	N21°21'57\"W	20.00'
L52	N68°38'02\"E	21.07'
L53	S21°22'00\"E	11.56'
L54	N21°21'57\"W	9.50'
L55	S68°38'03\"W	10.00'
L56	N21°21'57\"W	9.50'
L57	N68°38'03\"E	10.39'
L58	S21°21'57\"E	10.00'
L59	N68°38'03\"E	6.95'
L60	S21°21'57\"E	23.60'
L61	N21°21'57\"W	6.57'
L62	S68°38'03\"W	10.00'
L63	S21°21'57\"E	9.65'
L64	S68°38'03\"W	26.98'
L65	N21°21'57\"W	15.05'

LEGEND	
	PLAT BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	LOT / TRACT LINE
	RIGHT-OF-WAY LINE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

NON-EXCLUSIVE ACCESS AND UTILITY  
EASEMENT DETAIL

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DATE OF PREPARATION:	6-24-2015
SCALE:	1"=60'
SHEET 11 OF 11	