

PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

CERTIFICATE OF OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 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 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST 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 SOUTHEAST CORNER OF SAID SECTION 16, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°26'12" WEST WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89°26'12" WEST, A DISTANCE OF 733.03 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°33'31" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 76 AS DESCRIBED IN RULE AND ORDER AS RECORDED IN BOOK 4625 PAGE 810 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF SAID COUNTY;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF SAID INTERSTATE 76 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 51°26'28" EAST, A DISTANCE OF 294.31 FEET
2. SOUTH 09°19'16" WEST, A DISTANCE OF 308.15 FEET;
3. SOUTH 17°22'09" WEST, A DISTANCE OF 201.64 FEET;
4. SOUTH 30°30'01" WEST, A DISTANCE OF 279.72 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 59°29'59" WEST, A DISTANCE OF 433.78 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 318.31 FEET;

THENCE NORTH 68°45'07" WEST, A DISTANCE OF 19.84 FEET TO THE EASTERLY RIGHT-OF-WAY OF PRAIRIE CENTER PARKWAY AS DESCRIBED AT RECEPTION NO. 20060323000297130 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,275.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°14'21" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°27'56"; AN ARC LENGTH OF 143.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°38'27"; AN ARC LENGTH OF 109.80 FEET;
3. NORTH 01°56'10" EAST, A DISTANCE OF 107.00 FEET;
4. NORTH 88°03'50" WEST, A DISTANCE OF 20.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°31'40"; AN ARC LENGTH OF 71.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,263.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°57'38"; AN ARC LENGTH OF 87.30 FEET;
7. NORTH 00°29'48" WEST A DISTANCE OF 83.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 289.50 FEET;
8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41"; AN ARC LENGTH OF 67.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 160.50 FEET;
9. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41"; AN ARC LENGTH OF 37.15 FEET;
10. TANGENT TO SAID CURVE, NORTH 00°29'48" WEST, A DISTANCE OF 268.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET;
11. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°47'55"; AN ARC LENGTH OF 82.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAGLE BOULEVARD AS DESCRIBED IN RULE AND ORDER RECORDED IN BOOK 4625, AT PAGE 810, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 84°15'56" EAST, A DISTANCE OF 165.35 FEET;
2. SOUTH 68°52'58" EAST, A DISTANCE OF 285.01 FEET;
3. SOUTH 51°31'09" EAST, A DISTANCE OF 148.75 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°34'35" EAST, A DISTANCE OF 30.01 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16;

THENCE ALONG SAID SOUTH LINE, NORTH 89°26'12" EAST, A DISTANCE OF 73.85 FEET TO THE **POINT OF BEGINNING**;

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION** AND HEREBY DEDICATES AND CONVEYS TO THE CITY OF BRIGHTON (A) 10' WIDE NON-EXCLUSIVE UTILITY EASEMENTS (U.E.) SHOWN HEREON, FOR THE BENEFIT OF THE CITY OF BRIGHTON AND THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES), AND (B) A NON-EXCLUSIVE UTILITY (DRY AND WET) AND EMERGENCY VEHICULAR AND PEDESTRIAN ACCESS EASEMENT OVER TRACTS A AND B; AND (2) HEREBY DEDICATES, GRANTS, SELLS, DEMISES AND CONVEYS TRACTS A AND B TO PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3, ITS SUCCESSORS AND ASSIGNS FOREVER, FOR STREETS AND OTHER PUBLIC IMPROVEMENTS.

EXECUTED THIS ____ DAY OF _____, 2018.

OWNER

THE PRAIRIE CENTER DEVELOPMENT, L.L.C., A COLORADO LIMITED LIABILITY COMPANY
BY: THE PRAIRIE CENTER INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER
BY: MILAN GREEN MANAGEMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
ROBERT J. JAKUBECK, MANAGER

NOTARY CERTIFICATE

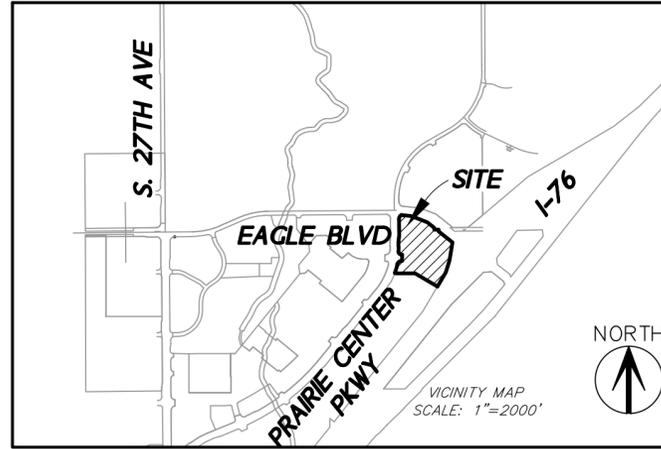
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY ROBERT J. JAKUBECK, AS MANAGER OF MILAN GREEN MANAGEMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AS MANAGER OF THE PRAIRIE CENTER INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AS MANAGER OF THE PRAIRIE CENTER DEVELOPMENT, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____



MORTGAGE

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. 20050929001065370 (THE "MORTGAGE") ENCUMBERING THE REAL ESTATE AS SHOWN ON THIS PLAT, HEREBY CONSENTS TO THIS PLAT AND MORTGAGE 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: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D.

BY: _____ AS _____ OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT AND ACCEPTANCE BY DISTRICT

I, _____ AS PRESIDENT OF PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO WHICH HAS AN ADDRESS OF 141 UNION BOULEVARD, SUITE 150, LAKEWOOD, CO 80228, HEREBY ACKNOWLEDGES AND ACCEPTS THE DEDICATION, GRANT, SALE, REMISE AND CONVEYANCE OF TRACTS A AND B OF PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR STREETS AND OTHER PUBLIC IMPROVEMENTS.

BY: _____ DATE: _____
PRESIDENT

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY _____, AS PRESIDENT OF

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE

I, _____, A TITLE OFFICER REPRESENTING FIDELITY NATIONAL TITLE GROUP, 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. 100-N0010135-010-T02, AMENDMENT NO. 4, HAVING AN EFFECTIVE DATE OF APRIL 4, 2018, ISSUED BY FIDELITY NATIONAL TITLE GROUP.

SIGNATURE _____

DATE _____

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 17, 2017, 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.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 ____ DAY OF _____, 20__

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.

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 ____ A.M./P.M., ON THE ____ DAY OF _____, 20__ A.D.

COUNTY CLERK AND RECORDER

BY DEPUTY _____

INSTRUMENT NO. _____

OWNER

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

DATE OF PREPARATION:	10-17-2017
SCALE:	NA
SHEET 1 OF 5	

PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 5

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MONUMENTED AT THE EAST END BY A 3-1/4" ALUMINUM CAP ON 2" OD PIPE IN 6" BLACK PLASTIC BOX STAMPED "PLS 10734 1994" AND AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "JR ENG LS 30099 2007", ASSUMED TO BEAR S89°26'12"W.
3. FIDELITY NATIONAL TITLE GROUP COMMITMENT NO. 100-N0010135-010-T02, AMENDMENT NO. 4, WITH AN EFFECTIVE DATE OF APRIL 4, 2018 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.
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
5. ALL DIMENSIONS SHOWN HEREON ARE MEASURED BEARINGS AND DISTANCES UNLESS OTHERWISE NOTED. THE FIELD WORK WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. FIELD CREW ON MARCH 17, 2017.
6. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO BLANKET EASEMENTS AS DEFINED WITHIN THE MASTER FORM DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED UNDER RECEPTION NO. 2017000007450.
7. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0334H, MAP REVISED MARCH 5, 2007.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE ⁽¹⁾ (2)	PROPOSED OWNERSHIP	MAINTENANCE
TRACT A	64,808	1.488	PRIVATE DRIVE	DISTRICT	DISTRICT
TRACT B	7,315	0.168	PRIVATE DRIVE	DISTRICT	DISTRICT
TOTALS	72,123	1.656			

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 AS PERMITTED BY THE PRAIRIE CENTER PLANNED UNIT DEVELOPMENT RECORDED AT RECEPTION NO. 20051018001142700, AS MAY BE AMENDED.

(2) ALL TRACTS MAY INCLUDE PEDESTRIAN TRAILS, LANDSCAPING AND/OR SIDEWALKS.

SUBDIVISION DATA TABLE

TOTAL AREA	17.434 ACRES
NUMBER OF COMMERCIAL LOTS	7
NUMBER OF TRACTS	2
AREA OF COMMERCIAL LOTS	15.778 ACRES
AREA OF TRACTS	1.656 ACRES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

OWNER

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

 **AZTEC**
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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www.aztecconsultants.com
AzTec Proj. No.:54817-12

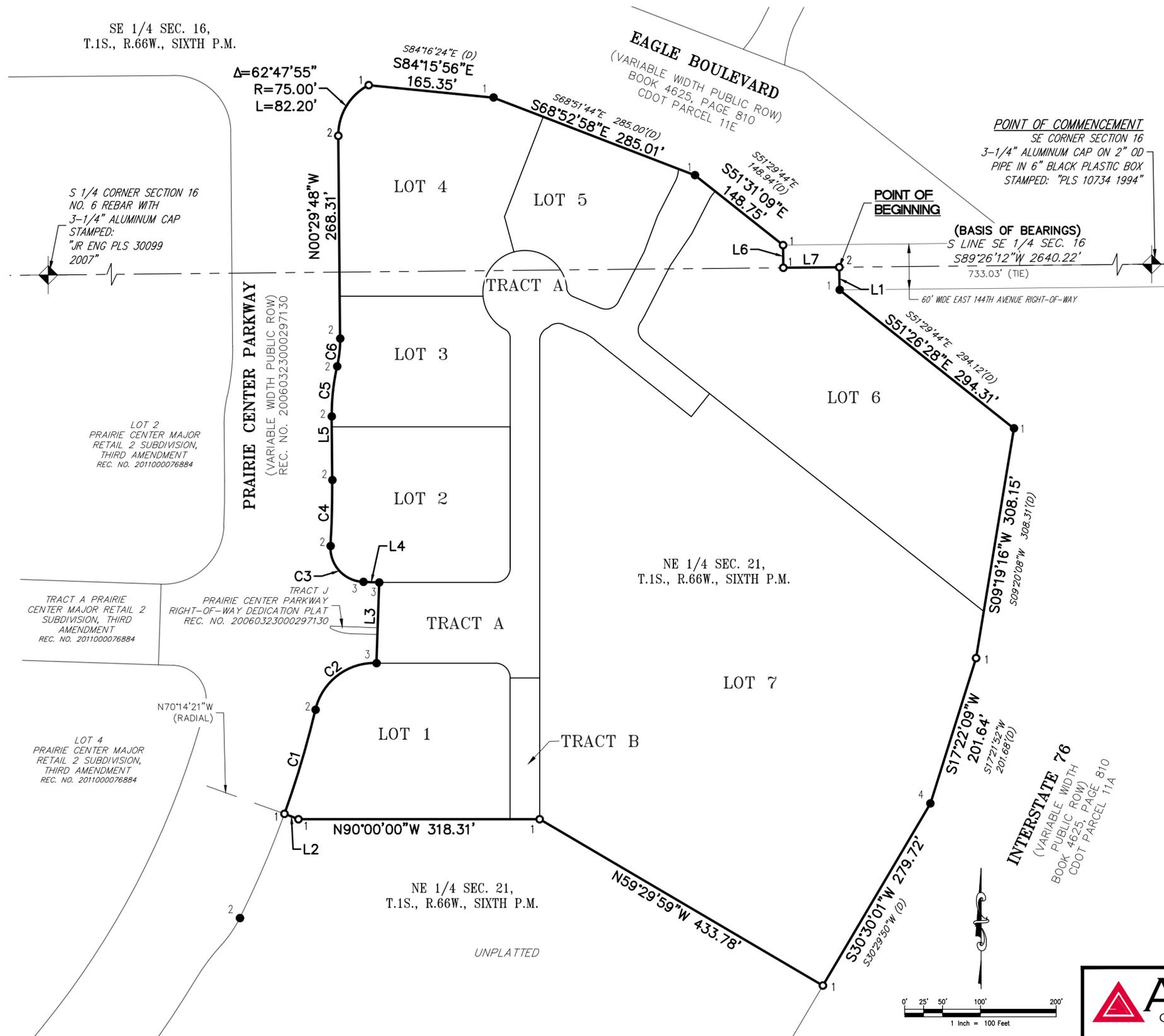
DATE OF PREPARATION:	10-17-2017
SCALE:	NA
SHEET 2 OF 5	

PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5

SE 1/4 SEC. 16,
T.1S., R.66W., SIXTH P.M.



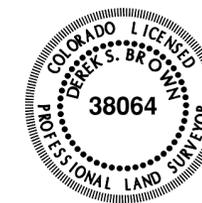
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'31"E	30.00'
L2	N68°45'07"W	19.84'
L3	N01°56'10"E	107.00'
L4	N88°03'50"W	20.92'
L5	N00°29'48"W	83.98'
L6	S00°34'35"E	30.01'
L7	N89°26'12"E	73.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°27'56"	1275.00'	143.88'
C2	78°38'27"	80.00'	109.80'
C3	91°31'40"	45.00'	71.89'
C4	3°57'38"	1263.00'	87.30'
C5	13°15'41"	289.50'	67.01'
C6	13°15'41"	160.50'	37.15'

LEGEND

- 1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
 - 2 ○ SET 1" BRASS DISK STAMPED "AZTEC PLS 38064"
 - 1 ● RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 38160"
 - 2 ● RECOVERED 3/4" BRASS TAG STAMPED "LS 29039 JR ENG"
 - 3 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 29039 JR ENG"
 - 4 ● RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 10734 CDOT ROW"
- (D) RULE AND ORDER - BOOK 4625 PAGE 810
- (NR) NON-RADIAL
ROW RIGHT-OF-WAY
U.E. UTILITY EASEMENT

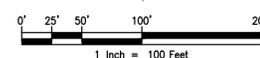
- PLAT BOUNDARY LINE
- - - SECTION LINE
- LOT / TRACT LINE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

OWNER

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



AZTEC
CONSULTANTS, INC.

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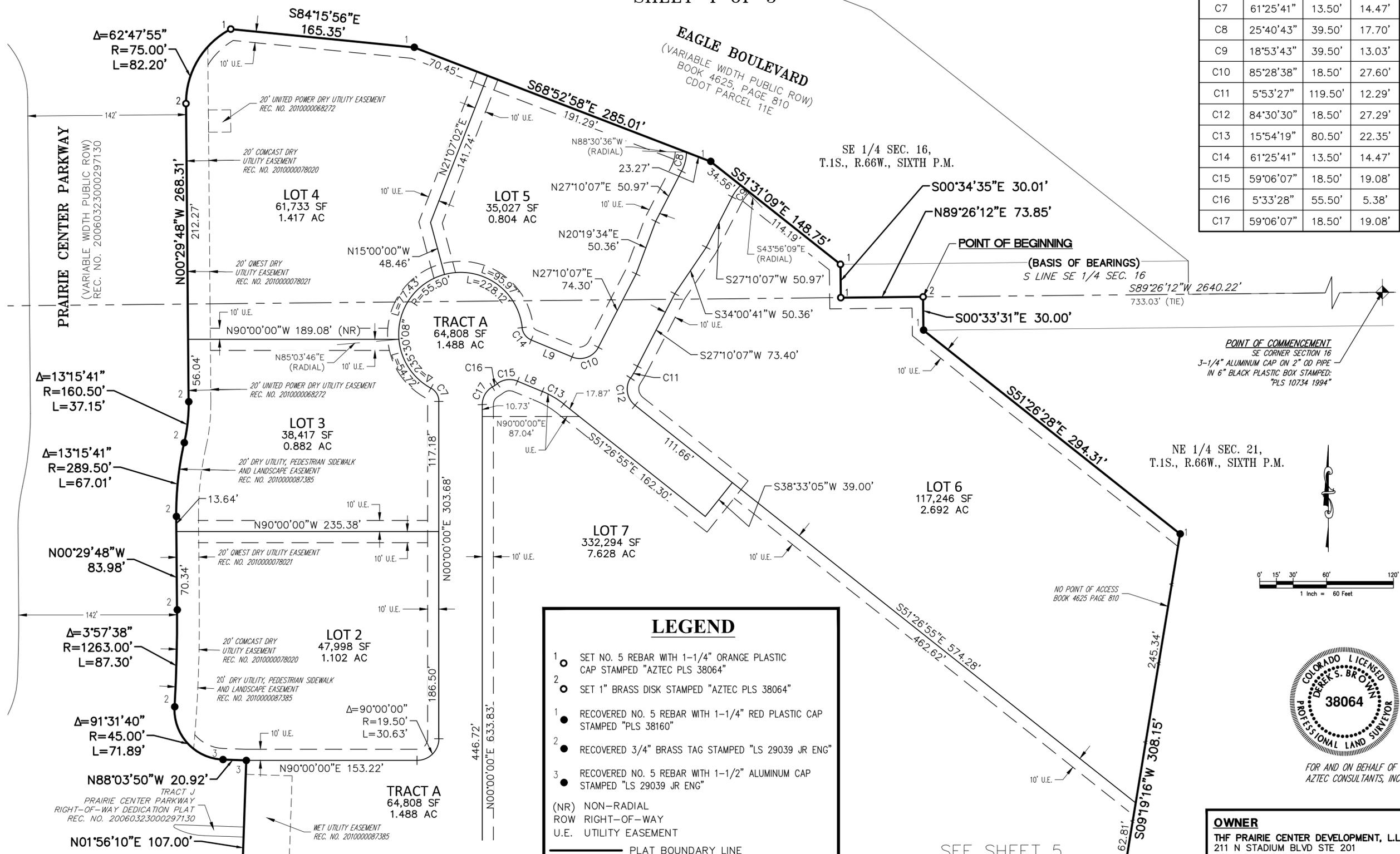
DATE OF PREPARATION:	10-17-2017
SCALE:	1" = 100'
SHEET 3 OF 5	

PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

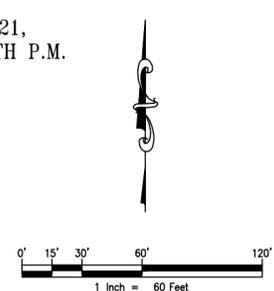
LINE TABLE		
LINE	BEARING	LENGTH
L8	S67°21'14"E	24.16'
L9	S67°21'14"E	39.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	61°25'41"	13.50'	14.47'
C8	25°40'43"	39.50'	17.70'
C9	18°53'43"	39.50'	13.03'
C10	85°28'38"	18.50'	27.60'
C11	5°53'27"	119.50'	12.29'
C12	84°30'30"	18.50'	27.29'
C13	15°54'19"	80.50'	22.35'
C14	61°25'41"	13.50'	14.47'
C15	59°06'07"	18.50'	19.08'
C16	5°33'28"	55.50'	5.38'
C17	59°06'07"	18.50'	19.08'



POINT OF BEGINNING
(BASIS OF BEARINGS)
S LINE SE 1/4 SEC. 16
S89°26'12"W 2640.22'
733.03' (TIE)

POINT OF COMMENCEMENT
SE CORNER SECTION 16
3-1/4" ALUMINUM CAP ON 2" OD PIPE
IN 6" BLACK PLASTIC BOX STAMPED:
"PLS 10734 1994"



LEGEND

- 1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 2 ○ SET 1" BRASS DISK STAMPED "AZTEC PLS 38064"
- 1 ● RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 38160"
- 2 ● RECOVERED 3/4" BRASS TAG STAMPED "LS 29039 JR ENG"
- 3 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 29039 JR ENG"

(NR) NON-RADIAL
ROW RIGHT-OF-WAY
U.E. UTILITY EASEMENT

- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE
- A — NO POINT OF ACCESS BOOK 4625 PAGE 810



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

SEE SHEET 5

AZTEC
CONSULTANTS, INC.

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AzTec Proj. No. 54817-12

DATE OF PREPARATION:	10-17-2017
SCALE:	1" = 60'
SHEET 4 OF 5	

SEE SHEET 5

PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 5

