BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

THIS AMENDMENT REPLACES THE 13TH AMENDMENT IN ITS ENTIRETY FOR THE AREA AS REFERRED TO IN THE BELOW LEGAL DESCRIPTION.

THE INTENT OF THIS AMENDMENT IS TO COMPLY WITH THE DEVELOPMENT STANDARDS OF THE REST OF THE BROMLEY PARK COMMERCIAL CORRIDORS WHILE ALSO ALLOWING COMMERCIAL AND MULTI-FAMILY USES AT THIS PROPERTY AS IS CONSISTENT WITH THE HISTORICAL ZONING OF THE PROPERTY AND NEARBY CURRENT AND FUTURE LAND USES.

LEGAL DESCRIPTION (PARCEL):

BEING PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION No. 2007000118091 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°25'16" EAST A DISTANCE OF 2638.49 FEET. WITH ALL BEARINGS HEREIN RELATED THERETO:

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4). SOUTH 00°25'16" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF BRIDGE STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL ONE-A, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE OF BRIDGE STREET, NORTH 89°42'46" EAST, 1076.36 FEET TO A POINT ON THE BOUNDARY OF BRIGHTON CROSSING FILING No.

THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

1.LEAVING SAID SOUTH LINE OF BRIDGE STREET, SOUTH 00°17'14" EAST, 15.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY; 2. SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45°17'14" EAST AND HAS A CHORD LENGTH OF 77.78 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 86.39 FEET TO A POINT OF TANGENCY;

3. SOUTH 00°17'14" EAST, 53.93 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE EASTERLY;

4. SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 268.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10°27'52" EAST AND HAS A CHORD LENGTH OF 94.71 FEET, THROUGH A CENTRAL ANGLE OF 20°21'17", FOR AN ARC LENGTH OF 95.21 FEET TO A POINT OF TANGENCY;

5. SOUTH 20°38'31" EAST. 12.29 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;

6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 23.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 24°53'35" WEST AND HAS A CHORD LENGTH OF 32.83 FEET, THROUGH A CENTRAL ANGLE OF 91°04'12", FOR AN ARC LENGTH OF 36.56 FEET TO A REVERSE CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; 7. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 381.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°07'14" WEST AND HAS A CHORD LENGTH OF 30.68 FEET, THROUGH A CENTRAL ANGLE OF 04°36'53", FOR AN ARC LENGTH OF 30.69 FEET TO A POINT OF NON-TANGENCY:

8. SOUTH 24°11'13" EAST, 18.00 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL ONE-B;

THENCE ALONG SAID BOUNDARY OF SAID PARCEL ONE-B THE FOLLOWING FOUR (4) COURSES:

1. SOUTHWESTERLY ALONG A CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 363.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 32° 41'39" WEST AND HAS A CHORD LENGTH OF 396.67 FEET, THROUGH A CENTRAL ANGLE OF 66°44'19", FOR AN ARC LENGTH OF 419.66 FEET TO A POINT OF TANGENCY;

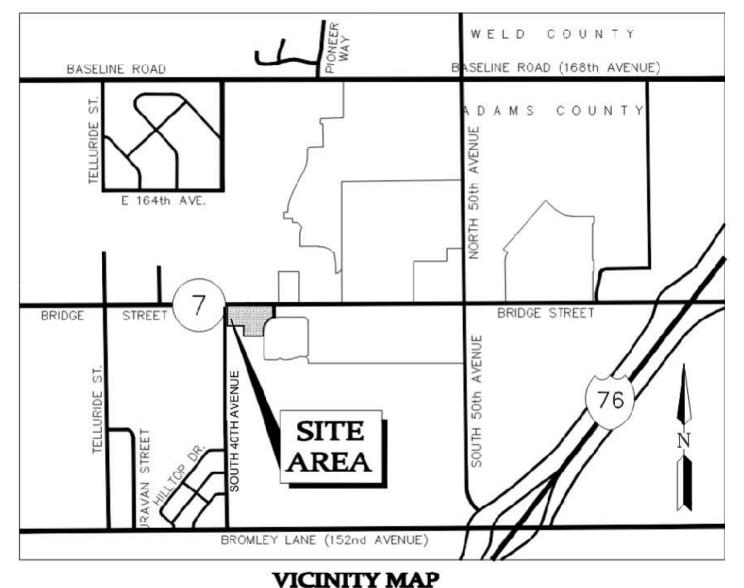
2. SOUTH 00°25'32" EAST, 90.17 FEET TO A POINT;

3. SOUTH 89°34'28" WEST, 899.79 FEET TO THE AFORMENTIONED WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 10:

4. ALONG SAID WEST LINE, NORTH 00°25'16" WEST, 711.22 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOT 1 AND ANY PUBLIC RIGHTS-OF-WAY DEDICATED ON THE PLAT OF BRIGHTON CROSSING - FILING NO. 5, LOT 1 AS RECORDED MAY 20, 2016 AT RECEPTION NO. 2016000039271 IN THE OFFICIAL RECORDS OF ADAMS COUNTY, COLORADO.

CONTAINING 497,112 SQUARE FEET OR 11.412 ACRES OF LAND, MORE OR LESS.



OWNERSHIP CERTIFICATE:

NOTARIAL:

STATE OF COLORADO

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CITY OF

WE THE UNDERSIGNED, BEING THE OWNER(S) AND/OR

THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF

COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO

OWNER: COLUMBO 11 LLC, A COLORADO LIMITED LIABILITY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

(SEAL)

PERFORM UNDER THE TERMS NOTED HEREON.

COUNTY OF

__DAY OF______,20_____

DEVELOPER(S) OF THE LAND HEREIN DESCRIBED LOCATED IN

DEVELOPMENT STANDARDS:

1. EXCEPT AS SET FORTH HEREIN, DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK PUD RECORDED APRIL 13, 1987 IN BOOK 3301 AT PAGE 848 IN THE RECORDS OF ADAMS COUNTY, COLORADO, CLERK AND RECORDERS OFFICE.

2. COMMERCIAL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK TOWN CENTER REGULATIONS. COMMERCIAL DEVELOPMENT NOT ADDRESSED IN THE BROMLEY PARK TOWN CENTER REGULATIONS SHALL BE IN ACCORDANCE WITH THE BROMLEY PARK LAND USE REGULATIONS. ANYTHING ADDITIONAL NOT COVERED IN THE ABOVE WILL BE IN ACCORDANCE WITH THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE AT THE TIME OF PROJECT SUBMITTAL.

3. MULTI-FAMILY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BRIGHTON'S LAND USE DEVELOPMENT CODE AT THE TIME OF PROJECT SUBMITTAL.

4. MINIMUM REQUIRED PARCEL SIZE IS 0.5 ACRES.

APPROVAL BY THE BRIGHTON CITY COUNCIL:

APPROVED BY THE BRIGHTON CITY COUNCIL THIS

BROMLEY PARK NOTE:

PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE **BROMLEY PARK ANNEXATION AG** 16, 1986, AND RECORDED IN ADA BOOK 3301, COMMENCING AT PA MEETS THE CRITERIA OF A MAJO FORTH IN THE TRANSFER OF DE PROCESS SECTIONS OF THE BR REGULATIONS.

Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix

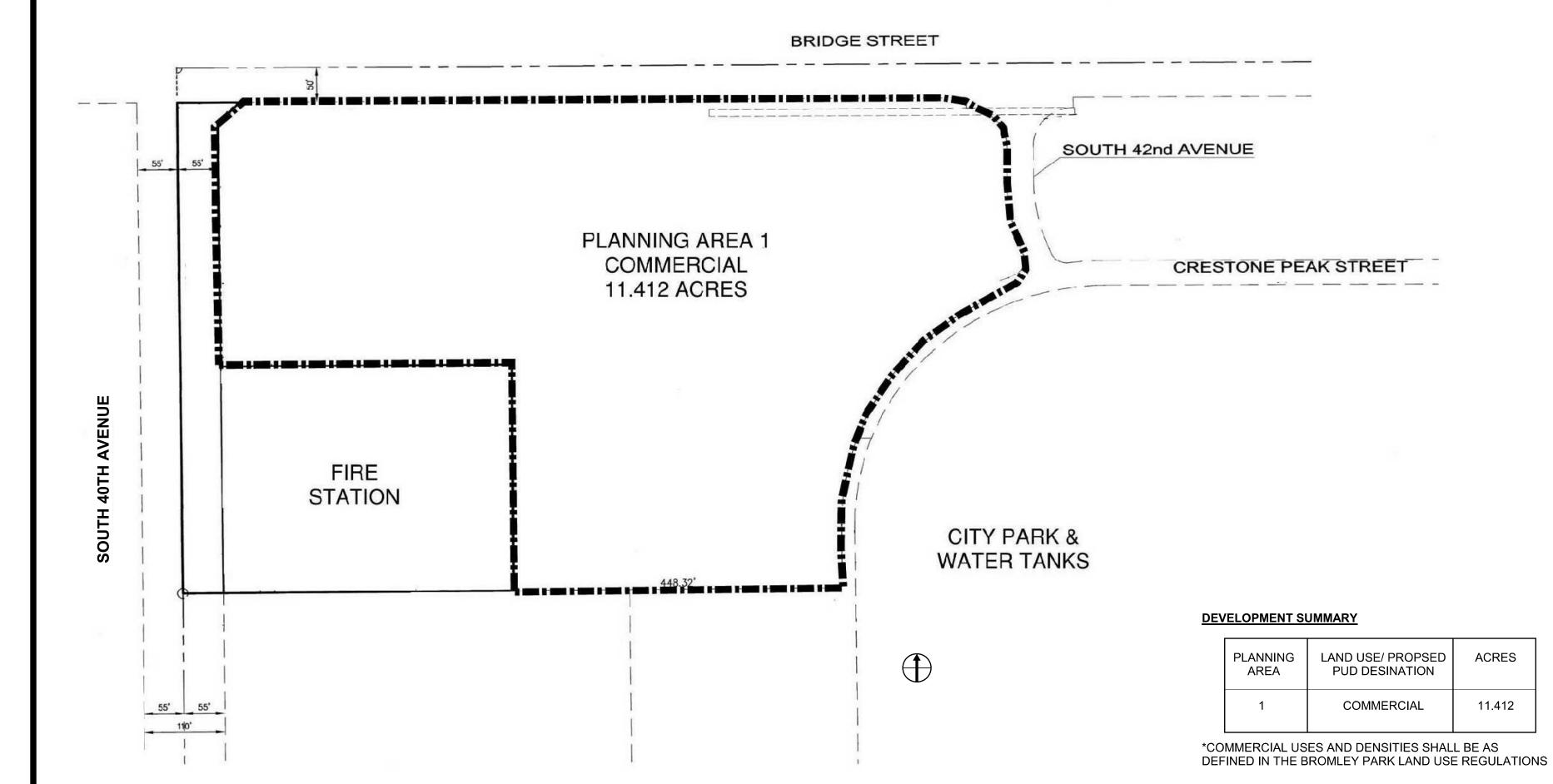
DAY OF, 20	
MAYOR ATTEST	-
ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:	
THIS PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO ATM, ON THISDAY OFA.D. 20	
COUNTY CLERK AND RECORDER	
BY:	
RECEPTION NO	
THIS PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO ATM, ON THISDAY OFA.D. 20 COUNTY CLERK AND RECORDER BY:DEPUTY	

REVISION	N HISTORY
REVISION DESCRIPTION PROFESSIONAL SEALS	
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PROJECT NUMBER	PROJECT A
820013 ORIGINAL ISSUE	DATE
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' PARK 26TH AMENDMENT BROMLEY

REVISION HISTORY

BROMLEY PARK P.U.D.

PROJECT ABBREVIATION