



VICINITY MAP

NOT TO SCALE

OWNER

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT _____ O'CLOCK, THIS _____ DAY OF _____, 20____ AD.

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTORIAL

STATE OF COLORADO)
COUNTY OF ADAMS) SS

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

BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FULTON PLAZA FILING NO. 1

PRELIMINARY AND FINAL PLAT

IN THE SOUTHEAST QUARTER OF SECTION 5, T1S, R66W OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ADAMS COUNTY, COLORADO IS THE OWNER OF A PARCEL OF LAND, DESCRIBED BELOW, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN SOUTHEAST QUARTER OF SECTION 5, 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:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE EAST 60 RODS; THENCE NORTH 53 RODS AND 5 1/2 FEET; THENCE WEST 60 RODS; THENCE SOUTH 53 RODS AND 5 1/2 FEET TO PLACE OF BEGINNING, EXCEPT THAT PROPERTY DESCRIBED IN DEED RECORDED MARCH 15, 1907 IN BOOK 32 AT PAGE 8; EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED SEPTEMBER 28, 1951 IN BOOK 428 AT PAGE 273 AND APRIL 15, 1952 IN BOOK 440 AT PAGE 337; EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 14, 1963 IN BOOK 1104 AT PAGE 493; EXCEPT THAT PORTION CONVEYED BY RESOLUTION AND DEED RECORDED DECEMBER 4, 1964 IN BOOK 1195 AT PAGE 554 AND EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JUNE 2, 1986 IN BOOK 3152 AT PAGE 660 AND SEPTEMBER 18, 1986 IN BOOK 3203 AT PAGE 400, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL CONTAINS 535,355 SQUARE FEET OR 12.290 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **FULTON PLAZA FILING NO. 1** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF BRIGHTON, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF BRIGHTON:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF BRIGHTON ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF BRIGHTON'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF BRIGHTON FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THAT THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF BRIGHTON, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF BRIGHTON.

LAND USE

LAND USE TABLE			
NAME	AREA	PURPOSE	MAINTENANCE
LOT 1	321,786 S.F.	COMMERCIAL	OWNER
LOT 2	152,609 S.F.	PUBLIC USE	OWNER
10' ROW DEDICATION	8,340 S.F.	PUBLIC USE	CITY OF BRIGHTON
TRACT A	52,620 S.F.	DRAINAGE	OWNER OF LOT 2

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE EAST 60 RODS; THENCE NORTH 53 RODS AND 5 1/2 FEET; THENCE WEST 60 RODS; THENCE SOUTH 53 RODS AND 5 1/2 FEET TO PLACE OF BEGINNING, EXCEPT THAT PROPERTY DESCRIBED IN DEED RECORDED MARCH 15, 1907 IN BOOK 32 AT PAGE 8; EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED SEPTEMBER 28, 1951 IN BOOK 428 AT PAGE 273 AND APRIL 15, 1952 IN BOOK 440 AT PAGE 337; EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 14, 1963 IN BOOK 1104 AT PAGE 493; EXCEPT THAT PORTION CONVEYED BY RESOLUTION AND DEED RECORDED DECEMBER 4, 1964 IN BOOK 1195 AT PAGE 554 AND EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JUNE 2, 1986 IN BOOK 3152 AT PAGE 660 AND SEPTEMBER 18, 1986 IN BOOK 3203 AT PAGE 400, COUNTY OF ADAMS, STATE OF COLORADO.

PLAT NOTES

- 1) BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC 5, T1S, R66W, 6TH P.M. (MONUMENTED AS SHOWN) AND IS ASSUMED TO BEAR, N00°24'15"W.
- 2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 3) PROPERTY INFORMATION BINDER PROVIDED BY CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES, ORDER NUMBER FCC70404866, WITH AN EFFECTIVE DATE OF JUNE 2, 2017 AT 5:00 P.M.
- 4) ANY AND ALL PORTIONS OF THE FULTON TRAIL ADJACENT TO THE FULTON DITCH WILL REMAIN WHERE THE PRESENT TRAIL IS LOCATED AND THAT SAID TRAIL IS A SECTION OF A REGIONAL TRAIL WITHIN THE CITY OF BRIGHTON.

MORTGAGE HOLDER

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

CITY OF BRIGHTON APPROVAL:

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY CLERK _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT _____ O'CLOCK, THIS _____ DAY OF _____, 20____ AD.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

INSTRUMENT NO.: _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY ON WHICH IT IS BASED UPON IS ACCURATELY REPRESENTED ON THIS PLAT AND THE MONUMENTS FOUND OR SET AREA AS SHOWN HEREON.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

Galloway

Planning. Architecture. Engineering.

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com

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1931 E. BRIDGE ST.

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

PRELIMINARY AND
FINAL PLAT

FULTON PLAZA
FILING NO. 1

#	Date	Issue / Description	Init.
1	12-5-17	ADDRESS CITY COMMENTS	AAY
2	01-11-18	ADDRESS CITY COMMENTS	BJD
3	01-30-18	ADDRESS CITY COMMENTS	BJD
4	02-06-18	REVISE SANITARY ESMT	BJD
5	04-11-18	ADDRESS CITY COMMENTS	AAY

Project No: AYA000004.01

Drawn By: AAY

Checked By: BJD

Date: 09/26/2017

1 OF 3

FULTON PLAZA FILING NO. 1

PRELIMINARY AND FINAL PLAT

IN THE SOUTHEAST QUARTER OF SECTION 5, T1S, R66W OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

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SCALE: 1"=50'

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT

1931 E. BRIDGE ST.

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

BRENTWOOD VILLAGE
APARTMENTS P.U.D.
(ADAMS COUNTY C&R
FILE 14, MAP 999)

PRELIMINARY AND
FINAL PLAT
FULTON PLAZA
FILING NO. 1

#	Date	Issue / Description	Init.
1	12-5-17	ADDRESS CITY COMMENTS	AAY
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3	01-30-18	ADDRESS CITY COMMENTS	BJD
4	02-06-18	REVISE SANITARY ESMT	BJD
5	04-11-18	ADDRESS CITY COMMENTS	AAY

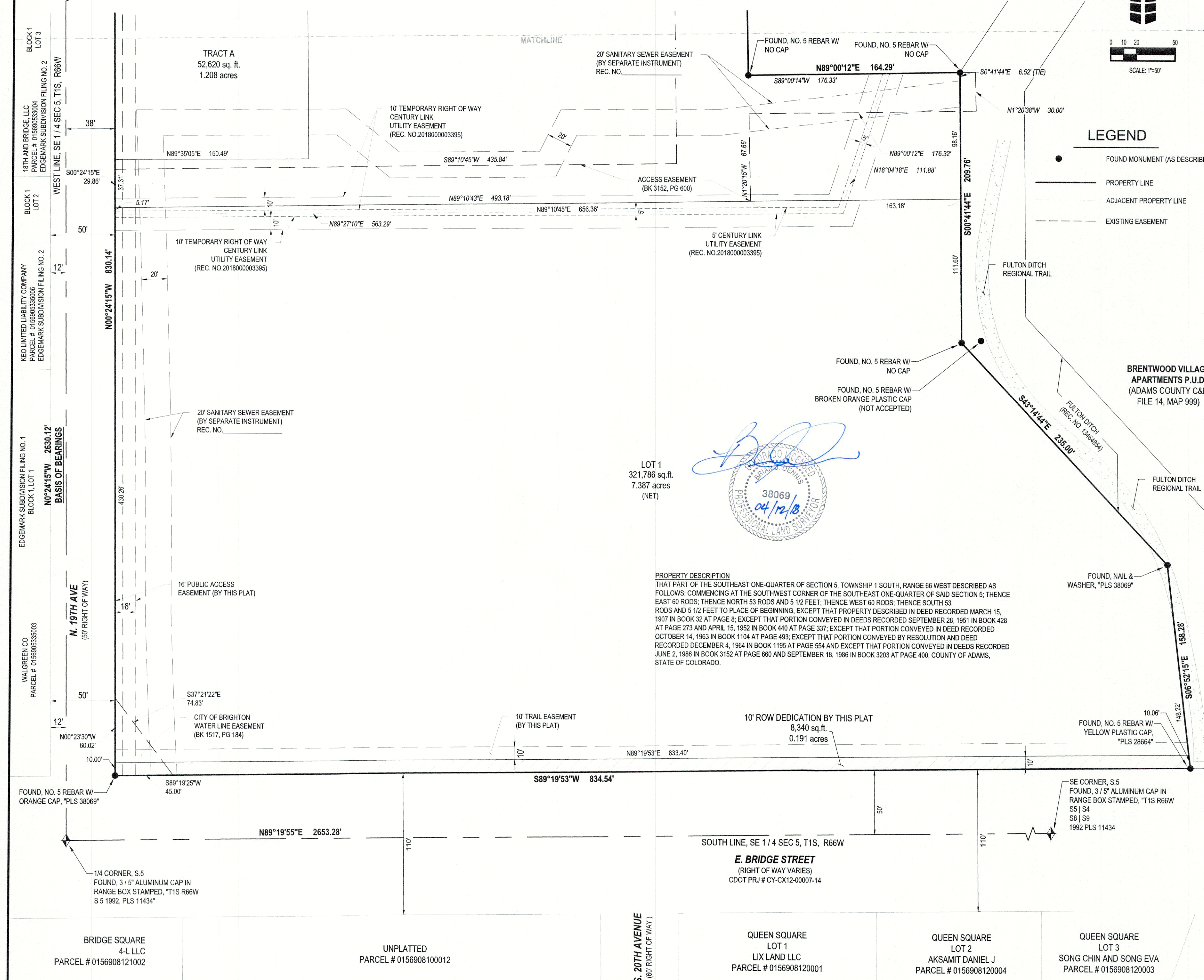
Project No: AYA000004.01

Drawn By: AAY

Checked By: BJD

Date: 09/26/2017

2 OF 3



PROPERTY DESCRIPTION
THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE EAST 60 RODS; THENCE NORTH 53 RODS AND 5 1/2 FEET; THENCE WEST 60 RODS; THENCE SOUTH 53 RODS AND 5 1/2 FEET TO PLACE OF BEGINNING, EXCEPT THAT PROPERTY DESCRIBED IN DEED RECORDED MARCH 15, 1907 IN BOOK 32 AT PAGE 8; EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED SEPTEMBER 28, 1951 IN BOOK 428 AT PAGE 273 AND APRIL 15, 1952 IN BOOK 440 AT PAGE 337; EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 14, 1963 IN BOOK 1104 AT PAGE 493; EXCEPT THAT PORTION CONVEYED BY RESOLUTION AND DEED RECORDED DECEMBER 4, 1964 IN BOOK 1195 AT PAGE 554 AND EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JUNE 2, 1986 IN BOOK 3152 AT PAGE 660 AND SEPTEMBER 18, 1986 IN BOOK 3203 AT PAGE 400, COUNTY OF ADAMS, STATE OF COLORADO.



10' ROW DEDICATION BY THIS PLAT
8,340 sq. ft.
0.191 acres

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1931 E. BRIDGE ST.

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

PRELIMINARY AND
FINAL PLAT
FULTON PLAZA
FILING NO. 1

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1	12-5-17	ADDRESS CITY COMMENTS	AAY
2	01-11-18	ADDRESS CITY COMMENTS	BJD
3	01-30-18	ADDRESS CITY COMMENTS	BJD
4	02-06-18	REVISE SANITARY ESMT	BJD
5	04-11-18	ADDRESS CITY COMMENTS	AAY

Project No: AYA00004.01
Drawn By: AAY
Checked By: BJD
Date: 09/26/2017

ADCO PLAZA FILING NO. 2, LOT 1
(PARCEL #: 0156905401002)

ADAMS COUNTY JUVENILE
DETENTION CENTER
(BOOK 3152, PAGE 660 &
BOOK 3203, PAGE 400)

LOT 1
321,786 sq.ft.
7.387 acres
(NET)

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT

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STATE OF COLORADO.



SCALE: 1"=50'

EDGE MARK SUBDIVISION FILING NO. 1
BLOCK 1, LOT 1
BASIS OF BEARINGS
N0°24'15"W 2630.12'
N0°24'15"W 830.14'

EDGE MARK SUBDIVISION FILING NO. 2
BLOCK 1, LOT 2
N. 19TH AVE
(50' RIGHT OF WAY)

EDGE MARK SUBDIVISION FILING NO. 2
PARCEL # 015690535006
BLOCK 1
LOT 3

FOUND, 3 / 5" ALUMINUM CAP IN
RANGE BOX STAMPED, "T1S R66W
C 1 / 4 S 5 1993"

NO. 5 REBAR W/ YELLOW PLASTIC
CAP, "PLS 28664"
ACCEPTED: FOUND, NO. 5 REBAR
W/ NO CAP, BENT

TRACT A
52,620 sq.ft.
1.208 acres

16' PUBLIC ACCESS
EASEMENT (BY THIS PLAT)

RIGHT OF WAY & UTILITY
EASEMENT
(BK 2984, PG 162)

10' TEMPORARY RIGHT OF WAY
CENTURY LINK
UTILITY EASEMENT
(REC. NO.2018000003395)

10' TEMPORARY RIGHT OF WAY
CENTURY LINK
UTILITY EASEMENT
(REC. NO.2018000003395)

20' SANITARY SEWER EASEMENT
(BY SEPARATE INSTRUMENT)
REC. NO.

16' PUBLIC ACCESS
EASEMENT (BY THIS PLAT)

20' SANITARY SEWER EASEMENT
(BY SEPARATE INSTRUMENT)
REC. NO.

ACCESS EASEMENT
(BK 3152, PG 600)

5' CENTURY LINK
UTILITY EASEMENT
(REC. NO.2018000003395)

FOUND, NO. 5 REBAR W/ ORANGE
CAP, "PLS 38069"

ACCESS EASEMENT
(BK 3152, PG 600)

FOUND, NO. 5 REBAR W/
NO CAP

FOUND, NO. 5 REBAR W/
NO CAP

FOUND, NO. 5 REBAR W/
NO CAP

FOUND, NO. 5 REBAR W/
BROKEN ORANGE PLASTIC CAP
(NOT ACCEPTED)

FULTON DITCH
(REC. NO. 13464854)

FULTON DITCH
REGIONAL TRAIL

FULTON DITCH
(REC. NO. 13464854)