

# CHRISTINE PLACE SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

## LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF CERTAIN LAND IN ADAMS COUNTY, STATE OF COLORADO, HAS LAID OUT, PLATTED AND SUBDIVIDED AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS

A PARCEL OF GROUND SITUATED IN THE NORTHEAST QUARTER OF SECTION 5 TOWNSHIP ONE SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 01' 08" WEST ALONG SAID WEST LINE THE DISTANCE OF 1433.05 FEET TO A POINT ON THE NORTH LINE OF THE URBAN CHANNEL; THENCE SOUTH 89° 58' 52" EAST ALONG SAID NORTH LINE A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 58' 52" EAST A DISTANCE OF 730.29 FEET TO A POINT ON THE CENTERLINE OF THE FULTON DITCH; THENCE NORTHERLY ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES;

1. NORTH 45° 18' 45" WEST A DISTANCE OF 176.99 FEET;
2. NORTH 10° 14' 45" WEST A DISTANCE OF 122.60 FEET;
3. NORTH 20° 20' 25" EAST A DISTANCE OF 95.27 FEET TO A POINT ON THE SOUTH LINE OF OVERLAND HILLS, A SUBDIVISION RECORDED IN FILE 17, AT MAP NO. 299, IN THE RECORDS OF ADAMS COUNTY;

THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES;

1. NORTH 89° 58' 52" WEST A DISTANCE OF 157.85 FEET;
2. SOUTH 05° 57' 45" WEST A DISTANCE OF 14.08 FEET;
3. NORTH 89° 58' 52" WEST A DISTANCE OF 433.57 FEET TO A POINT ON A LINE THAT LIES 70' EAST OF AND PARALLEL WITH THE SAID WEST LINE OF THE NE ¼;

THENCE ALONG THE EAST LINE OF THE NORTH 19TH AVE. RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00° 01' 08" WEST A DISTANCE 121.91 FEET;
2. ALONG A NON-TANGENT ARC TO THE RIGHT, HAVING A RADIUS OF 1137.35', A DELTA ANGLE OF 07° 45' 53", A CHORD BEARING OF SOUTH 05° 57' 57" WEST AND A CHORD DISTANCE OF 154.02 FEET, AN ARC LENGTH OF 151.13 FEET;
3. ALONG A NON-TANGENT ARC TO THE RIGHT, HAVING A RADIUS OF 1029.34', A DELTA ANGLE OF 02° 33' 01", A CHORD BEARING OF SOUTH 08° 34' 24" WEST AND A CHORD DISTANCE OF 45.81 FEET, AN ARC LENGTH OF 45.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 196,300 SQ. FT. OR 5.06 ACRES, MORE OR LESS.

HAS LAID OUT AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS UNDER THE NAME AND STYLE OF THE CHRISTINE PLACE SUBDIVISION CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, THE PUBLIC LANDS, UTILITY EASEMENTS, RIGHT-OF-WAY SHOWN AS DEPICTED HEREIN

BY: \_\_\_\_\_  
NAME: WILLIAM TEATER  
THE WILLIAM TEATER IRREVOCABLE TRUST

COUNTY OF ADAMS )  
STATE OF COLORADO ) SS

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY WILLIAM TEATER, MANAGING MEMBER OF CHRISTINE PLACE, LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

SHEET 1 OF 3

**KRW Consulting, Inc.**  
8000 W. 14th Ave., Suite 200  
Lakewood, Colorado  
(303) 763-7312



SITE VICINITY MAP- N.T.S



## CERTIFICATE OF SURVEY

I, FRANCIS GORDON KUENN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

FRANCIS GORDON KUENN PLS 37955

DATE

## 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR: DICK M. MCLEAN

CITY CLERK: NATALIE HOEL

## TITLE OFFICER CERTIFICATE

I, \_\_\_\_\_, REPRESENTING FIDELITY NATIONAL TITLE COMPANY CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION WITHIN THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE LANDS HERBY DEDICATED TO THE CITY OF BRIGHTON ARE FREE AND CLEAR OF ANY LIENS AND ENCUMBRANCES THAT MAY INTERFERE WITH THE PUBLIC USE AND PURPOSE OF SUCH LANDS.

TITLE

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

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER

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

FILE NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

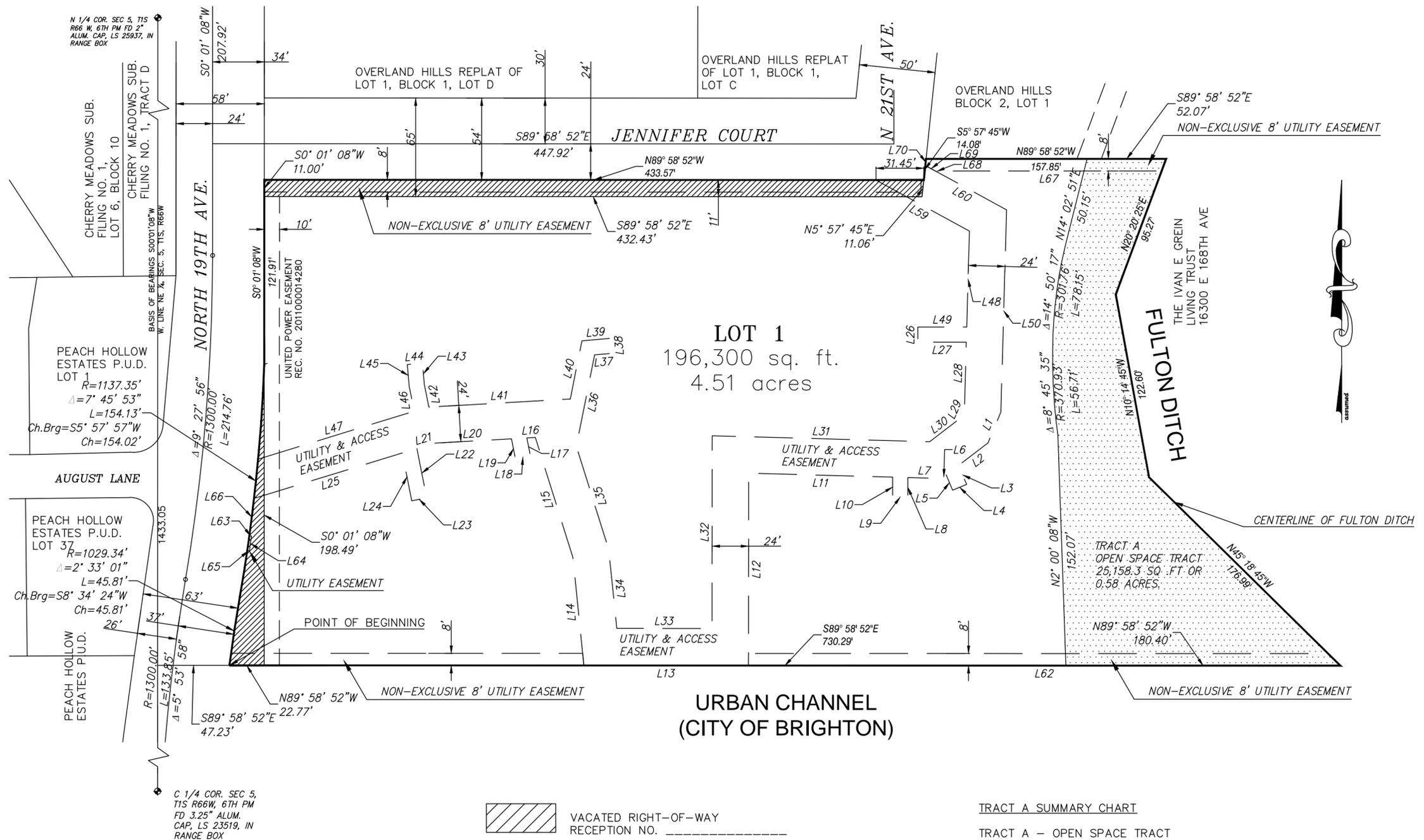
## GENERAL NOTES

1. 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. C.R.S. 13-80-105(3)(a)
2. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST 1/4 BEING S 0°01'08" W BETWEEN FOUND MONUMENTS SHOWN HEREON.
3. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRIGHTON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED IN WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
4. OPEN SPACE TRACT DEDICATION SHOWN ON THIS PLAT PER RESIDENTIAL DESIGN STANDARDS 17-44-100-(c)-(1)-(b).

# CHRISTINE PLACE SUBDIVISION

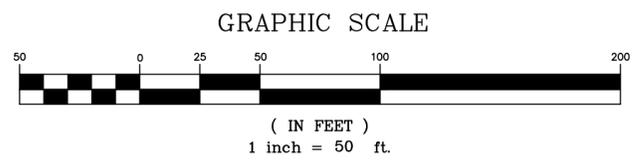
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SHEET 2 OF 3



SHEET 2 OF 3

**KRW Consulting, Inc.**  
8000 W. 14th Ave., Suite 200  
Lakewood, Colorado  
(303) 763-7312



PREPARED FOR: CHRISTINE PLACE, LLC  
PREPARED BY: FGK/KRW CONSULTING, INC.  
DATE: AUGUST 18, 2015

# CHRISTINE PLACE SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF  
THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

LINE TABLE		
Line #	Bearing	Length
L1	N22° 30' 00"E	22.09'
L2	N52° 25' 48"E	24.32'
L3	N22° 30' 00"W	13.66'
L4	N67° 30' 00"E	10.00'
L5	S22° 30' 00"E	10.96'
L6	N52° 25' 48"E	3.88'
L7	S88° 24' 14"E	22.20'
L8	N0° 00' 00"E	12.86'
L9	N90° 00' 00"E	10.00'
L10	S0° 00' 00"E	13.14'
L11	S88° 24' 14"E	94.64'
L12	N0° 04' 00"E	126.98'
L13	S89° 58' 52"E	108.17'
L14	S5° 48' 42"E	71.81'
L15	S17° 18' 48"E	82.81'
L16	N86° 44' 11"E	5.59'
L17	N11° 15' 00"W	11.85'
L18	N78° 45' 00"E	10.00'
L19	S11° 15' 00"E	13.25'
L20	N86° 44' 11"E	50.94'
L21	N72° 53' 49"E	11.91'
L22	N11° 15' 00"W	33.17'
L23	N78° 45' 00"E	10.00'
L24	S11° 15' 00"E	32.15'
L25	N72° 53' 49"E	101.88'

LINE TABLE		
Line #	Bearing	Length
L26	N0° 00' 00"E	10.00'
L27	N90° 00' 00"W	31.87'
L28	N1° 35' 46"E	40.91'
L29	N22° 30' 00"E	11.25'
L30	N52° 25' 48"E	23.60'
L31	S88° 24' 14"E	142.96'
L32	N0° 04' 00"E	127.15'
L33	S89° 58' 52"E	62.56'
L34	S5° 48' 42"E	52.05'
L35	S17° 18' 48"E	71.63'
L36	S11° 15' 00"W	61.48'
L37	S85° 05' 08"W	11.45'
L38	S4° 54' 52"E	10.00'
L39	N85° 05' 08"E	18.96'
L40	N11° 15' 00"E	39.19'
L41	N86° 44' 11"E	93.12'
L42	S11° 15' 00"E	15.33'
L43	S5° 01' 16"E	13.94'
L44	N84° 58' 44"E	10.00'
L45	N5° 01' 16"W	14.49'
L46	N11° 15' 00"W	16.71'
L47	N72° 53' 49"E	107.32'
L48	N1° 35' 46"E	63.36'
L49	N90° 00' 00"E	32.15'
L50	N1° 35' 46"E	133.37'

LINE TABLE		
Line #	Bearing	Length
L59	N61° 15' 51"W	70.05'
L60	N61° 15' 51"W	60.87'
L62	S89° 58' 52"E	389.13'
L63	S81° 57' 09"E	1.44'
L64	S8° 02' 51"W	10.00'
L65	N81° 57' 09"W	1.44'
L66	S7° 10' 12"W	24.84'
L67	S89° 58' 52"E	147.68'
L68	N5° 57' 45"E	0.59'
L69	S61° 15' 51"E	8.68'
L70	S5° 57' 45"W	4.44'

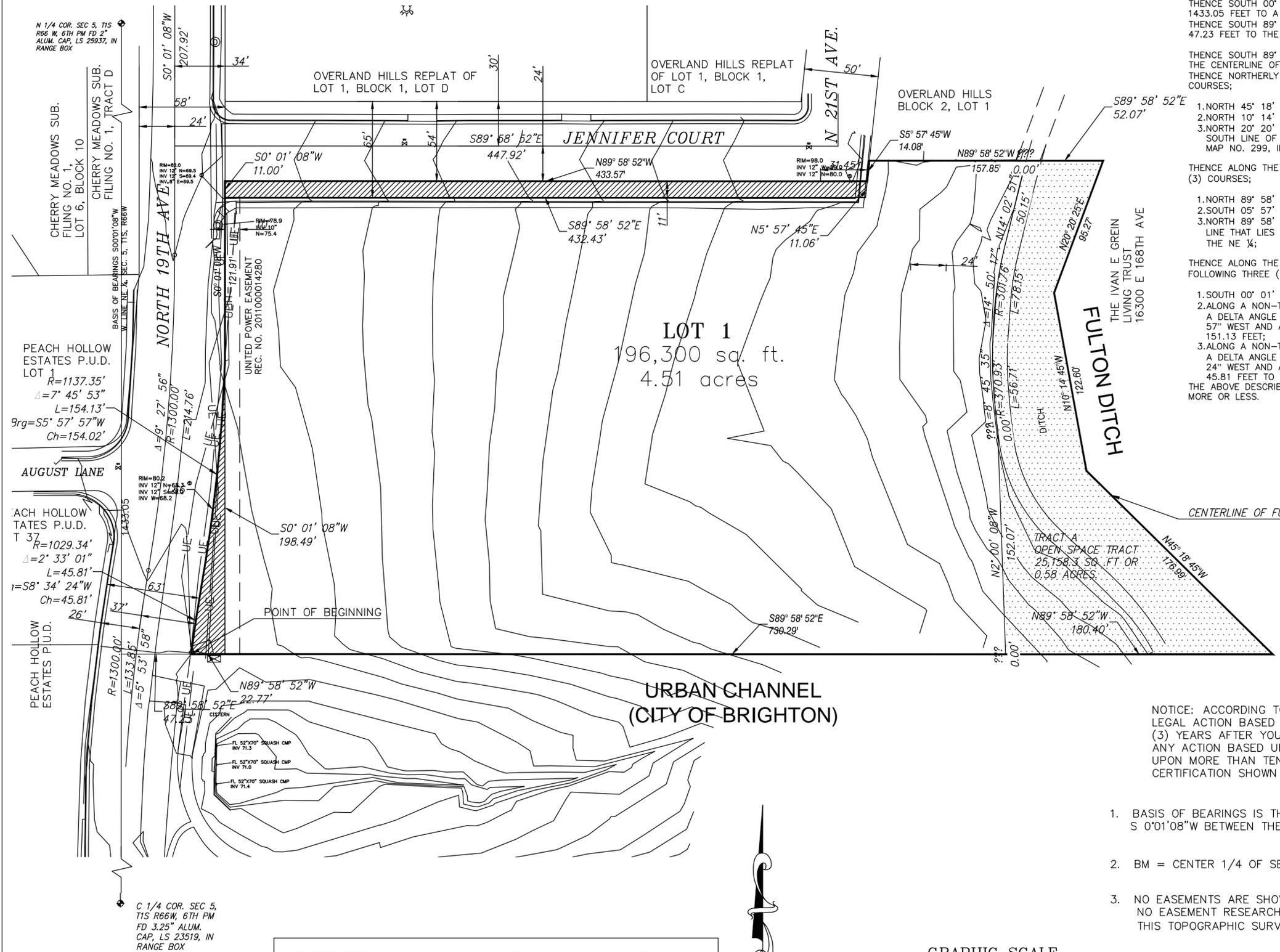
ACCESS AND UTILITY EASEMENT LINE TABLES

SHEET 3 OF 3

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THE ABOVE DESCRIBED PARCEL CONTAINS 196,300 SQ. FT. OR 4.51 ACRES, MORE OR LESS.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(a)

1. BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST 1/4 BEING S 0°01'08"W BETWEEN THE FOUND MONUMENTS SHOWN HEREON
2. BM = CENTER 1/4 OF SECTION 5 BEING 4975.58 FEET, NAVD 88 DATUM.
3. NO EASEMENTS ARE SHOWN AT THE REQUEST OF THE CLIENT. NO EASEMENT RESEARCH OR TITLE COMMITMENT WAS PROVIDED FOR THIS TOPOGRAPHIC SURVEY.

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