

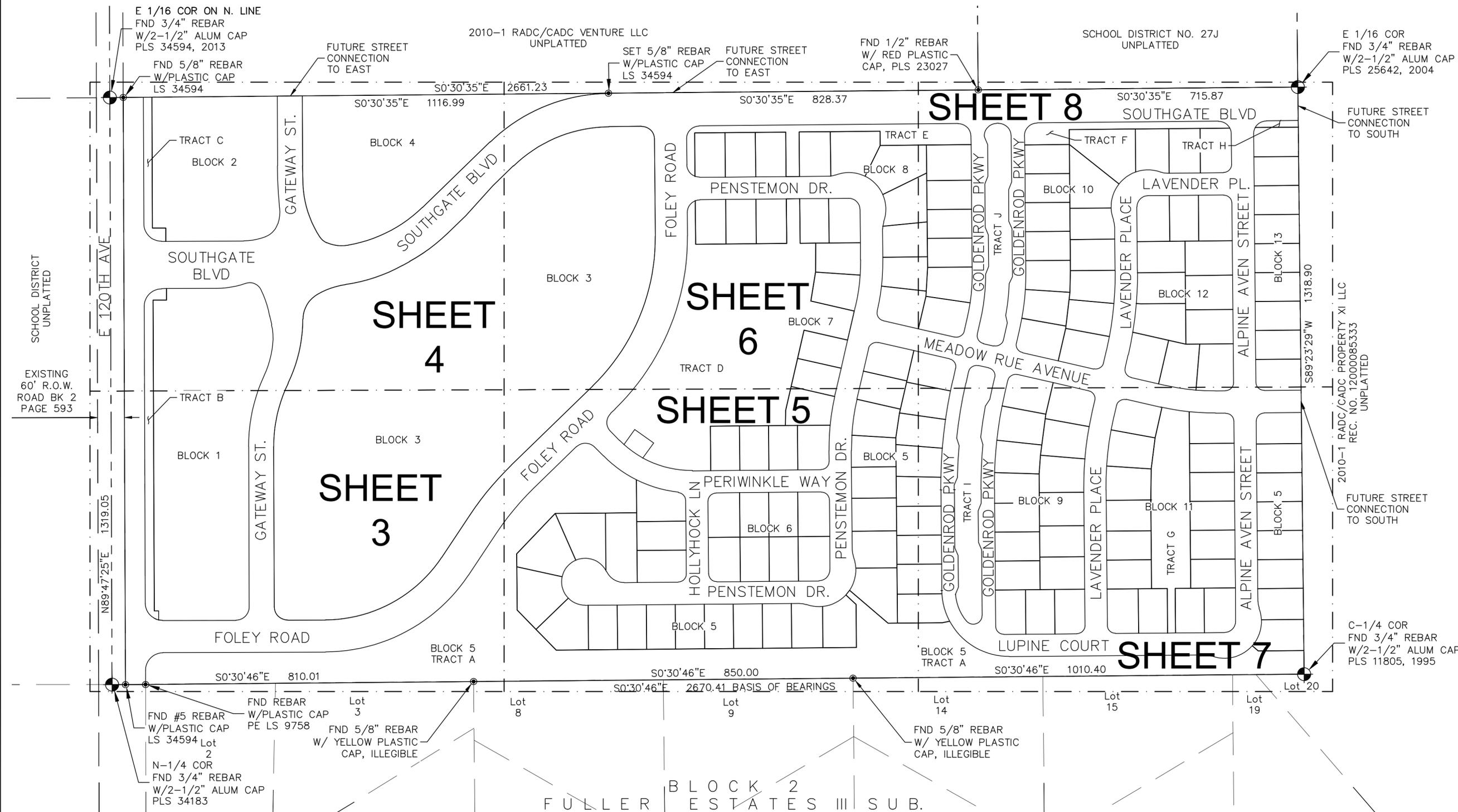
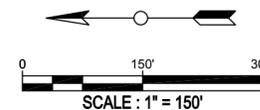


# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON

LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 8

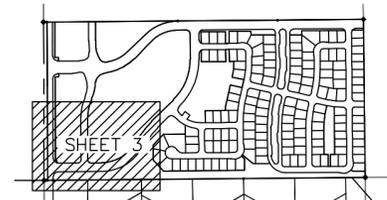
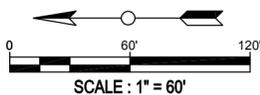


<b>FINAL PLAT</b>		<b>TAMARACK</b> CONSULTING LLC 8840 WEST COLFAX AVE LAKEWOOD, CO 80215 ph. 303-233-3265
<b>VILLAGE AT SOUTHGATE BRIGHTON</b>		
<b>SHEET 2 OF 8</b>		
<b>Date:</b>	APR 28, 2015	
<b>Drawn By:</b>	CBS	
<b>Designed By:</b>	UCDGD	
<b>Chk'd By:</b>	DRB	
<b>Cadfile:</b>	Final Plat	
<b>Job No.:</b>	TC130203	

FILE: FinalPlat.dwg - 10/1/15

# FINAL PLAT

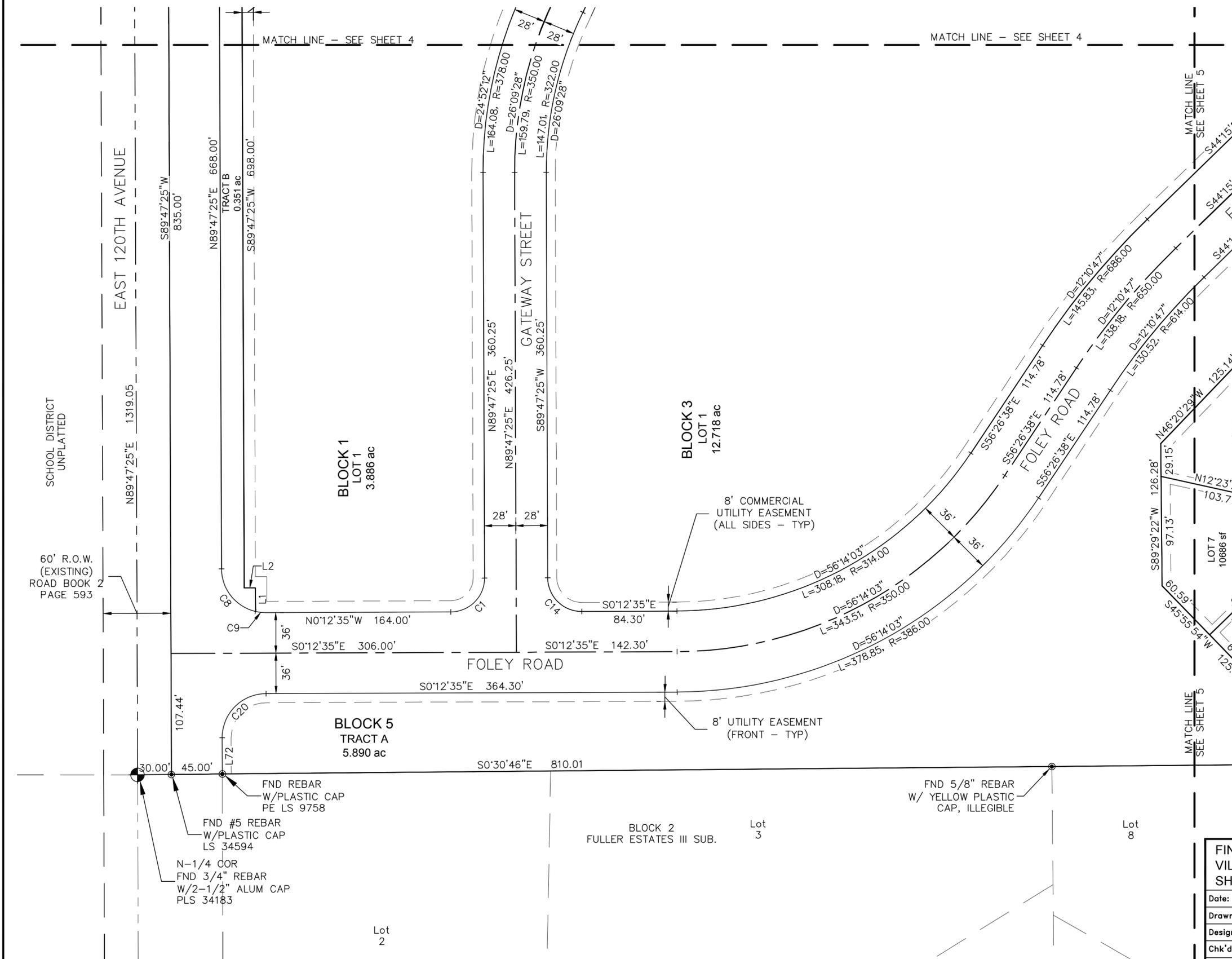
## VILLAGE AT SOUTHGATE BRIGHTON LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 8



KEY MAP  
SCALE: 1"=1000'

Line Table		
Line #	Direction	Length
L1	S89°47'25"W	20.95
L2	S00°12'35"E	10.00
L72	S89°47'23"W	32.21

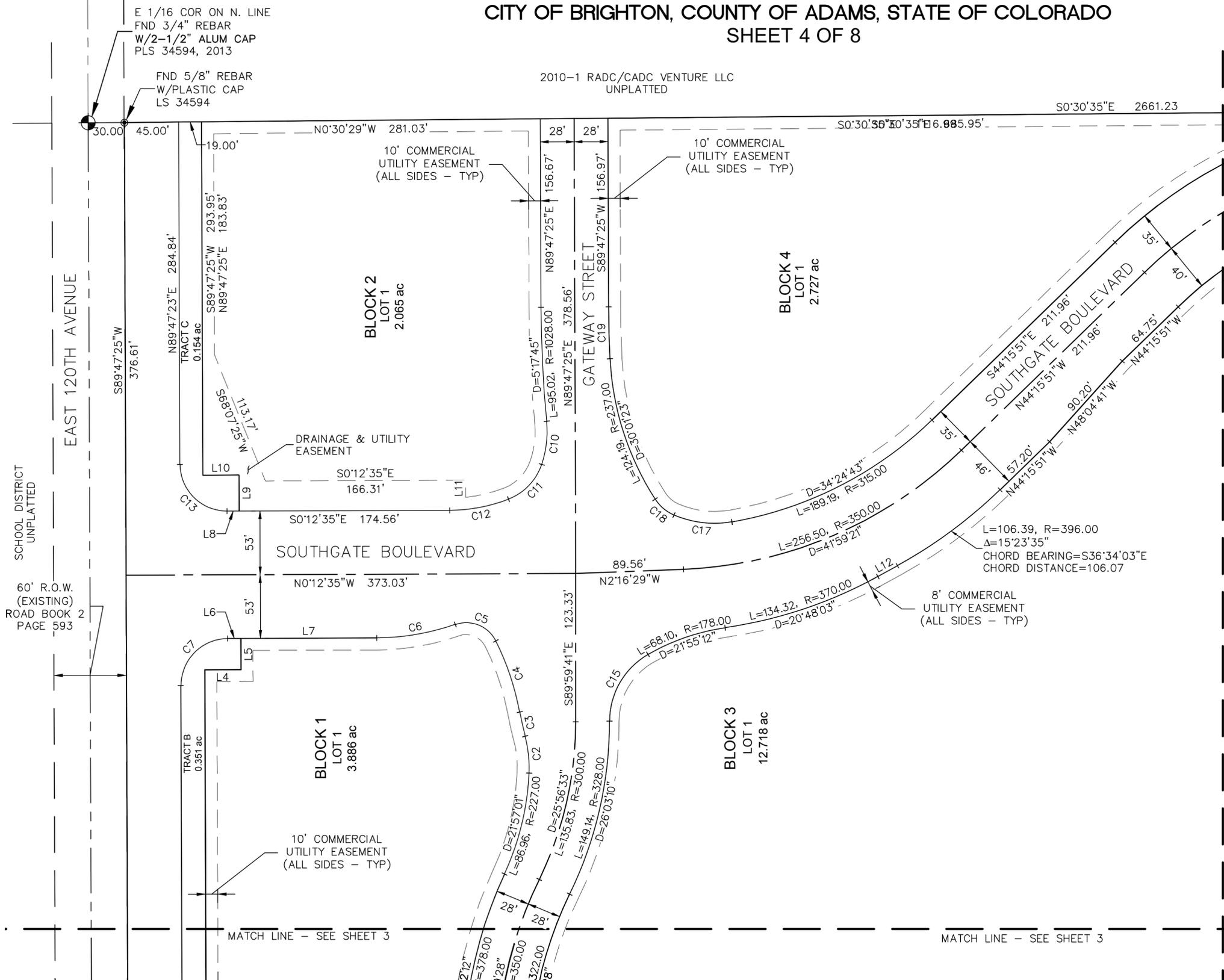
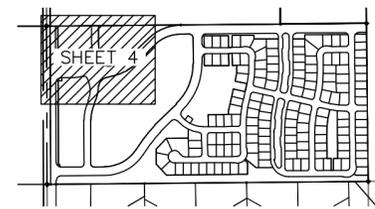
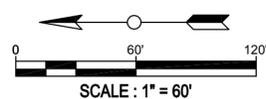
Curve Table			
Curve #	Length	Radius	Delta
C1	47.12	30.00	90°00'00"
C8	52.18	39.00	76°39'28"
C9	9.08	39.00	13°20'32"
C14	47.12	30.00	90°00'00"
C20	61.26	39.00	90°00'00"



FINAL PLAT VILLAGE AT SOUTHGATE BRIGHTON SHEET 3 OF 8	
Date:	APR 28, 2015
Drawn By:	CBS
Designed By:	UCDG
Chk'd By:	DRB
Cadfile:	FINAL PLAT
Job No.:	TC130203
 <b>TAMARACK CONSULTING LLC</b> 8840 WEST COLFAX AVE LAKEWOOD, CO 80215 ph. 303-233-3265	

# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 8



Line Table		
Line #	Direction	Length
L4	N00°12'35"W	30.00
L5	S89°47'25"W	26.00
L6	S00°12'35"E	11.00
L7	N00°12'35"W	112.83
L8	N00°12'35"W	10.00
L9	S89°47'25"W	30.00
L10	S00°12'35"E	30.00
L11	S89°47'30"W	14.27
L12	N28°57'32"W	18.63

Curve Table			
Curve #	Length	Radius	Delta
C2	30.93	99.50	17°48'48"
C3	20.66	250.00	4°44'06"
C4	62.64	222.50	16°07'53"
C5	39.81	27.50	82°56'21"
C6	66.28	197.50	19°13'44"
C7	61.26	39.00	90°00'00"
C10	36.55	87.00	24°04'08"
C11	41.19	47.00	50°12'27"
C12	50.08	136.50	21°01'11"
C13	61.26	39.00	90°00'00"
C15	67.05	64.00	60°01'37"
C17	49.16	85.00	33°08'16"
C18	20.73	35.00	33°56'18"
C19	43.15	972.00	2°32'36"

SCHOOL DISTRICT UNPLATTED  
60' R.O.W. (EXISTING) ROAD BOOK 2 PAGE 593

E 1/16 COR ON N. LINE  
FND 3/4" REBAR  
W/2-1/2" ALUM CAP  
PLS 34594, 2013  
  
FND 5/8" REBAR  
W/PLASTIC CAP  
LS 34594

2010-1 RAD/CADC VENTURE LLC  
UNPLATTED

MATCH LINE - SEE SHEET 6

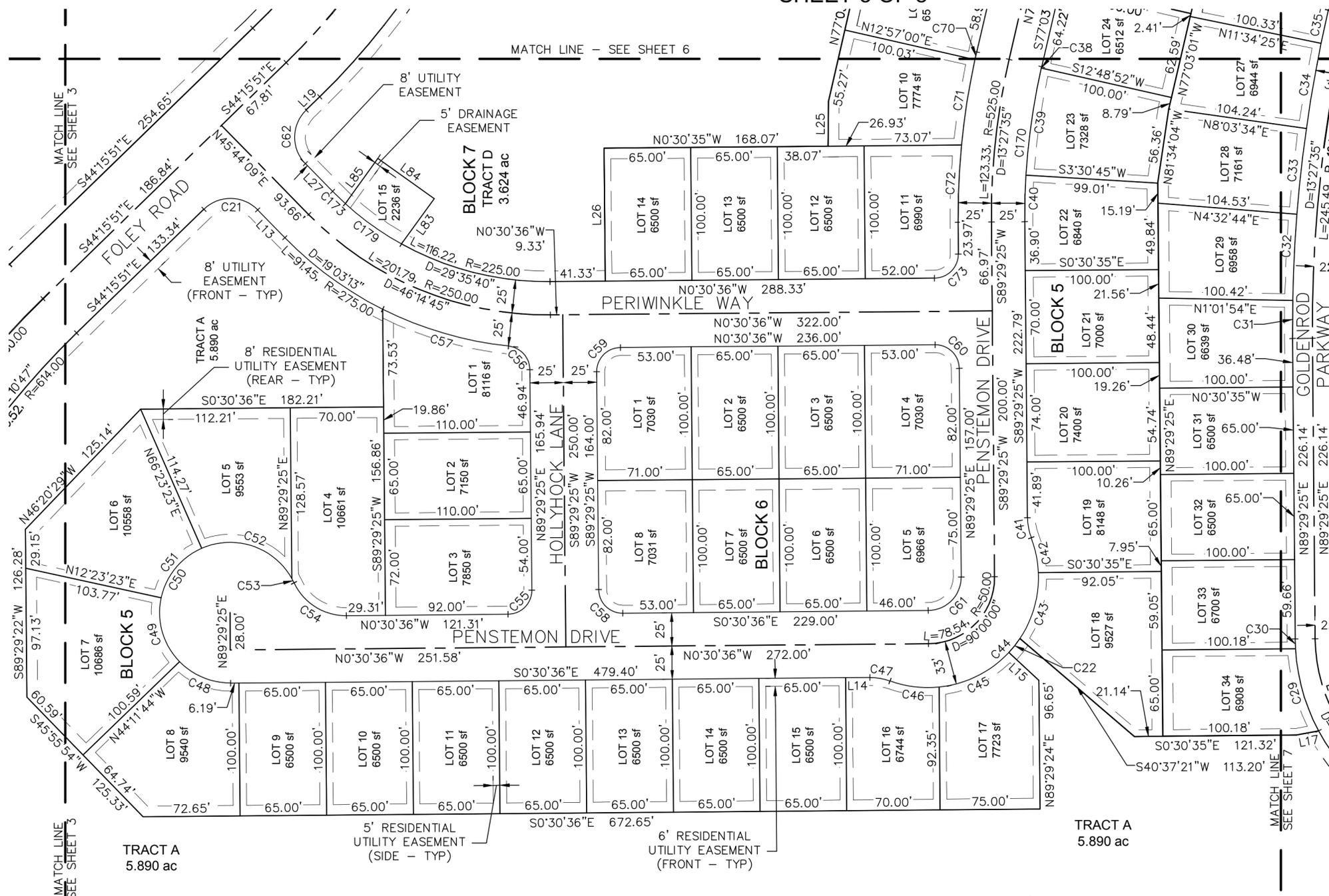
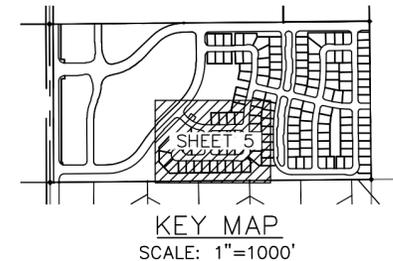
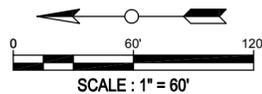
MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3

FINAL PLAT VILLAGE AT SOUTHGATE BRIGHTON SHEET 4 OF 8		 <b>TAMARACK CONSULTING LLC</b> 8840 WEST COLFAX AVE LAKEWOOD, CO 80215 ph. 303-233-3265
Date:	APR 28, 2015	
Drawn By:	CBS	
Designed By:	UCDG	
Chk'd By:	DRB	
Cadfile:	FINAL PLAT	
Job No.:	TC130203	

# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 5 OF 8



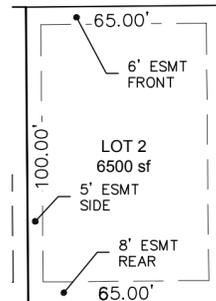
Curve Table			
Curve #	Length	Radius	Delta
C21	44.77	28.50	90°00'00"
C22	13.36	83.00	9°13'12"
C38	1.02	500.00	0°06'59"
C39	81.34	500.00	9°19'16"
C40	35.10	500.00	4°01'20"
C41	15.41	43.00	20°31'37"
C42	26.87	83.00	18°33'07"
C43	52.50	83.00	36°14'23"
C44	189.85	83.00	131°03'13"
C45	59.76	83.00	41°15'12"
C46	37.36	83.00	25°47'19"
C47	15.41	43.00	20°31'37"
C48	42.84	53.00	46°18'51"
C49	52.29	53.00	56°31'57"
C50	226.98	53.00	245°22'32"
C51	50.00	53.00	54°03'09"
C52	78.27	53.00	84°36'42"
C53	3.57	53.00	3°51'52"
C54	49.06	43.00	65°22'32"
C55	28.27	18.00	90°00'00"
C56	26.20	18.00	83°24'06"
C57	98.84	275.00	20°35'38"
C58	28.27	18.00	90°00'00"
C59	28.27	18.00	90°00'00"
C60	28.27	18.00	90°00'00"
C61	39.27	25.00	90°00'00"
C62	44.77	28.50	90°00'00"
C70	6.03	550.00	0°37'42"
C71	65.04	550.00	6°46'31"
C72	58.13	550.00	6°03'22"
C73	28.27	18.00	90°00'00"
C173	13.27	225.00	3°22'48"
C179	52.12	225.00	13°16'17"

TRACT A  
5.890 ac

TRACT A  
5.890 ac

Line Table		
Line #	Direction	Length
L13	S45°44'09"W	29.16
L14	S00°30'36"E	18.21
L15	N42°58'30"E	30.86
L19	S44°15'51"E	14.31
L25	N89°38'00"W	33.66

TYPICAL LOT DIMENSIONS



Line Table		
Line #	Direction	Length
L26	S89°29'25"W	100.00
L27	N45°44'09"E	29.16
L83	S54°16'47"E	42.00
L84	N35°43'13"E	52.00
L85	N54°16'47"W	42.00

N0°30'47"W 2670.28' BASIS OF BEARINGS

BLOCK 2  
FULLER ESTATES III SUB. Lot 9

FND 5/8" REBAR  
W/ YELLOW PLASTIC  
CAP, ILLEGIBLE

FINAL PLAT  
VILLAGE AT SOUTHGATE BRIGHTON  
SHEET 5 OF 8

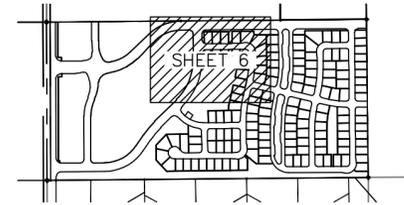
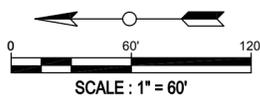
Date: APR 28, 2015  
Drawn By: CBS  
Designed By: UCDG  
Chk'd By: DRB  
Cadfile: FINAL PLAT  
Job No. TC130203



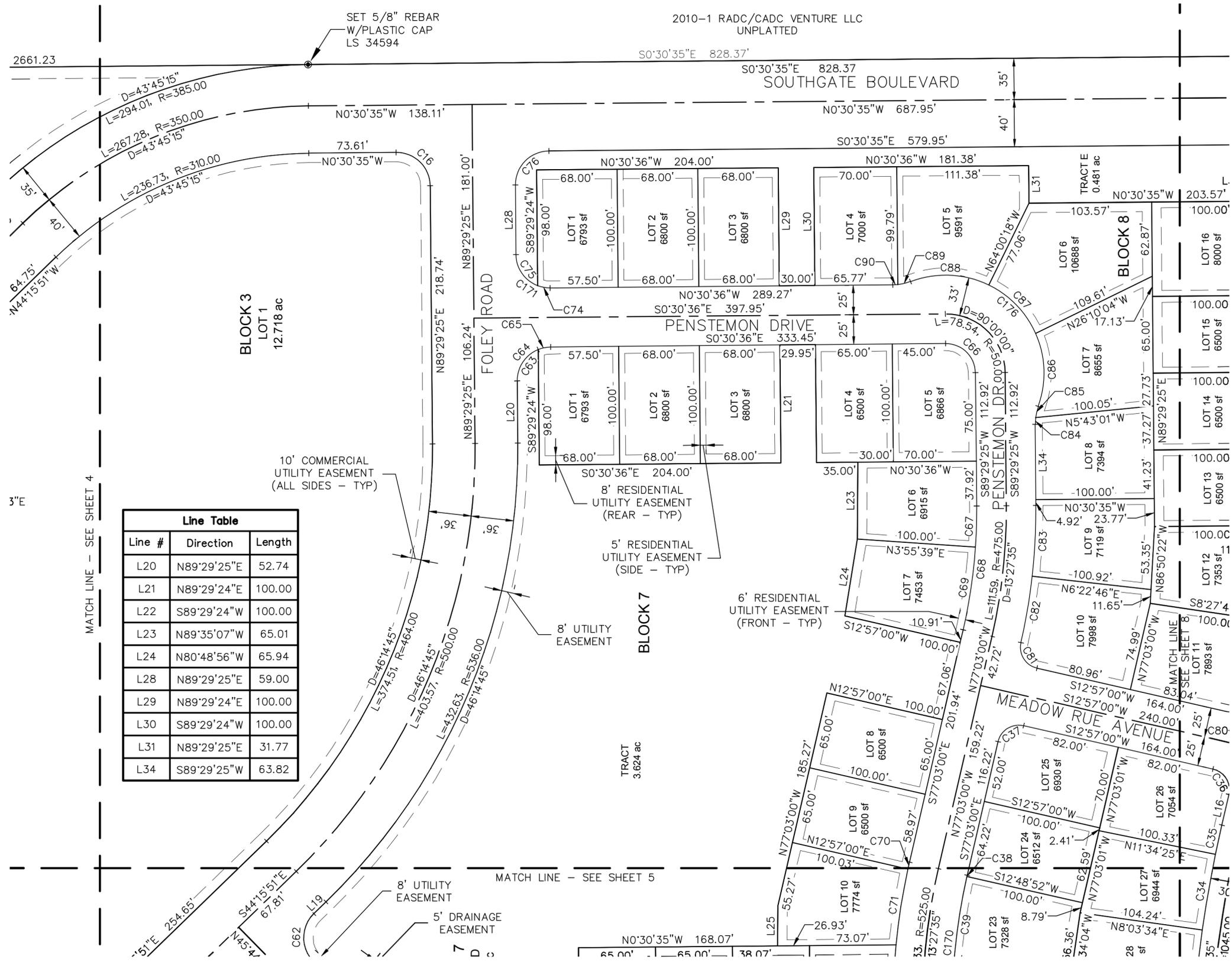
8840 WEST COLFAX AVE  
LAKEWOOD, CO 80215  
ph. 303-233-3265

# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 6 OF 8



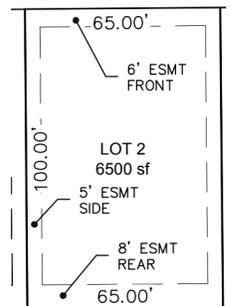
2010-1 RAD/CADC VENTURE LLC  
UNPLATTED



Line Table		
Line #	Direction	Length
L20	N89°29'25"E	52.74
L21	N89°29'24"E	100.00
L22	S89°29'24"W	100.00
L23	N89°35'07"W	65.01
L24	N80°48'56"W	65.94
L28	N89°29'25"E	59.00
L29	N89°29'24"E	100.00
L30	S89°29'24"W	100.00
L31	N89°29'25"E	31.77
L34	S89°29'25"W	63.82

Curve Table			
Curve #	Length	Radius	Delta
C16	44.77	28.50	90°00'00"
C37	28.27	18.00	90°00'00"
C63	34.01	28.50	68°22'55"
C64	44.77	28.50	90°00'00"
C65	10.75	28.50	21°37'05"
C66	39.27	25.00	90°00'00"
C67	34.85	450.00	4°26'14"
C68	105.71	450.00	13°27'35"
C69	70.86	450.00	9°01'21"
C70	6.03	550.00	0°37'42"
C74	10.75	28.50	21°37'06"
C75	34.01	28.50	68°22'54"
C76	44.77	28.50	90°00'00"
C81	28.26	18.00	89°58'07"
C82	57.06	500.00	6°32'20"
C83	60.12	500.00	6°53'22"
C84	5.62	43.00	7°29'31"
C85	9.78	43.00	13°02'06"
C86	63.57	83.00	43°52'59"
C87	58.15	83.00	40°08'20"
C88	68.13	83.00	47°01'54"
C89	11.17	43.00	14°52'57"
C90	4.24	43.00	5°38'40"
C171	44.77	28.50	90°00'00"
C176	189.85	83.00	131°03'13"

TYPICAL LOT DIMENSIONS



### FINAL PLAT VILLAGE AT SOUTHGATE BRIGHTON SHEET 6 OF 8

Date: APR 28, 2015  
 Drawn By: CBS  
 Designed By: UCDG  
 Chk'd By: DRB  
 Cadfile: FINAL PLAT  
 Job No. TC130203



8840 WEST COLFAX AVE  
LAKEWOOD, CO 80215  
ph. 303-233-3265

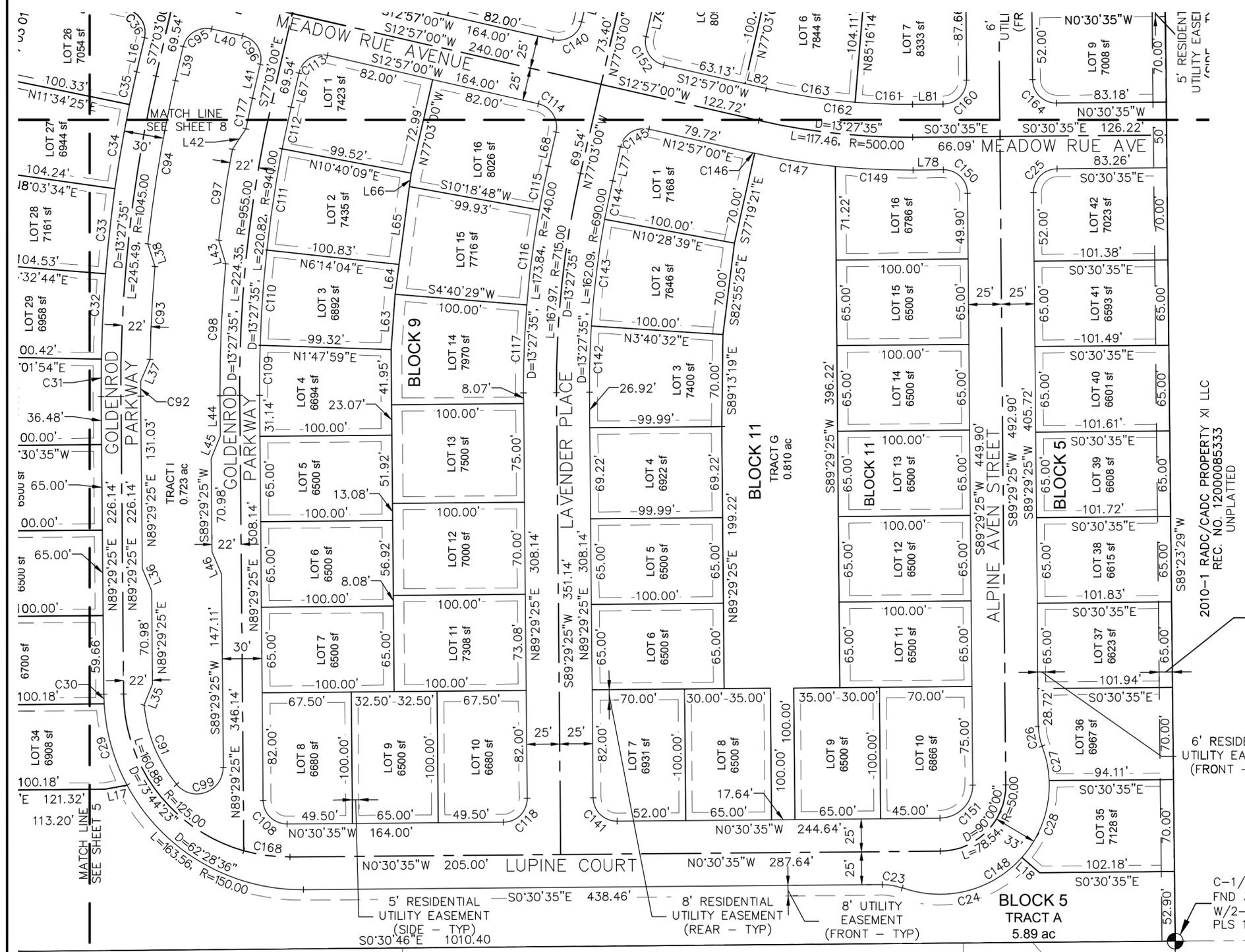
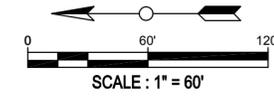
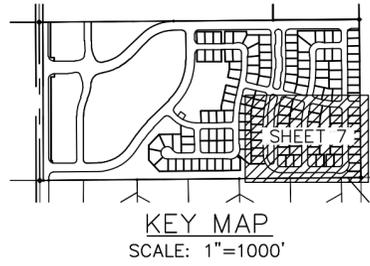
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# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON

LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 8

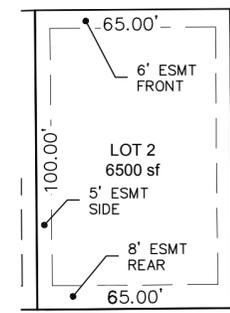


Line Table		
Line #	Direction	Length
L17	S10°42'52"E	17.07
L18	S41°18'27"W	17.63
L35	S68°00'35"E	17.37
L36	N66°59'25"E	18.29
L37	S66°28'06"E	17.96
L38	N72°32'54"E	17.96
L42	N56°54'08"W	18.64
L43	S73°52'16"W	18.64
L44	S89°29'25"W	30.83
L45	N68°00'35"W	18.29
L46	S66°59'25"W	18.29
L63	N85°50'06"W	42.17
L64	N82°27'16"W	22.87
L65	N82°27'16"W	59.76
L66	N82°27'16"W	10.23
L68	S77°03'00"E	26.54
L77	N77°03'00"W	26.54
L78	N00°30'35"W	23.09

Curve Table			
Curve #	Length	Radius	Delta
C23	15.41	43.00	20°31'37"
C24	99.53	83.00	68°42'34"
C25	28.27	18.00	90°00'00"
C26	15.41	43.00	20°31'37"
C27	26.83	83.00	18°31'26"
C28	63.48	83.00	43°49'14"
C29	64.71	150.00	24°43'07"
C30	7.34	150.00	2°48'18"
C31	28.52	1060.00	1°32'29"
C32	65.01	1060.00	3°30'50"
C33	65.01	1060.00	3°30'50"
C34	65.01	1060.00	3°30'50"
C91	65.95	110.00	34°21'03"
C92	11.62	1030.00	0°38'48"
C93	70.70	1023.00	3°57'34"
C94	125.96	1030.00	7°00'24"
C97	69.86	977.00	4°05'49"
C98	100.38	970.00	5°55'44"
C99	49.24	20.00	141°03'27"
C108	28.27	18.00	90°00'00"
C109	37.89	940.00	2°18'35"
C110	72.76	940.00	4°26'05"
C111	77.76	940.00	4°44'22"
C112	32.42	940.00	1°58'34"
C114	28.27	18.00	90°00'00"
C115	34.05	740.00	2°38'12"
C116	72.83	740.00	5°38'20"
C117	66.96	740.00	5°11'04"
C118	28.27	18.00	90°00'00"
C141	28.27	18.00	90°00'00"
C142	50.40	690.00	4°11'08"
C143	81.91	690.00	6°48'06"
C144	29.78	690.00	2°28'21"
C145	28.27	18.00	90°00'00"
C146	2.50	525.00	0°16'21"
C147	61.80	525.00	6°44'40"
C148	189.84	83.00	131°02'58"
C149	59.04	525.00	6°26'34"
C150	28.27	18.00	90°00'00"
C151	39.27	25.00	90°00'00"
C168	35.47	125.00	16°15'37"
C177	23.71	970.00	1°24'01"

10' EXISTING PUBLIC SERVICE CO OF COLORADO REC. NO. C0887048

TYPICAL LOT DIMENSIONS



2010-1 RADCO/CADC PROPERTY XI LLC  
REC. NO. 12000085333  
UNPLATTED

6' RESIDENTIAL UTILITY EASEMENT (FRONT - TYP)

C-1/4 COR  
FND 3/4" REBAR  
W/2-1/2" ALUM CAP  
PLS 11805, 1995

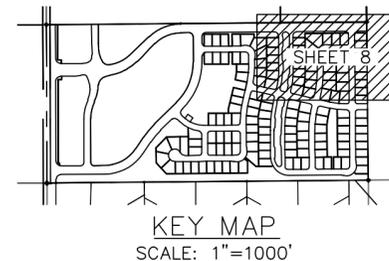
**FINAL PLAT**  
**VILLAGE AT SOUTHGATE BRIGHTON**  
**SHEET 7 OF 8**

Date:	APR 28, 2015
Drawn By:	CBS
Designed By:	UCDG
Chk'd By:	DRB
Cadfile:	FINAL PLAT
Job No.:	TC130203

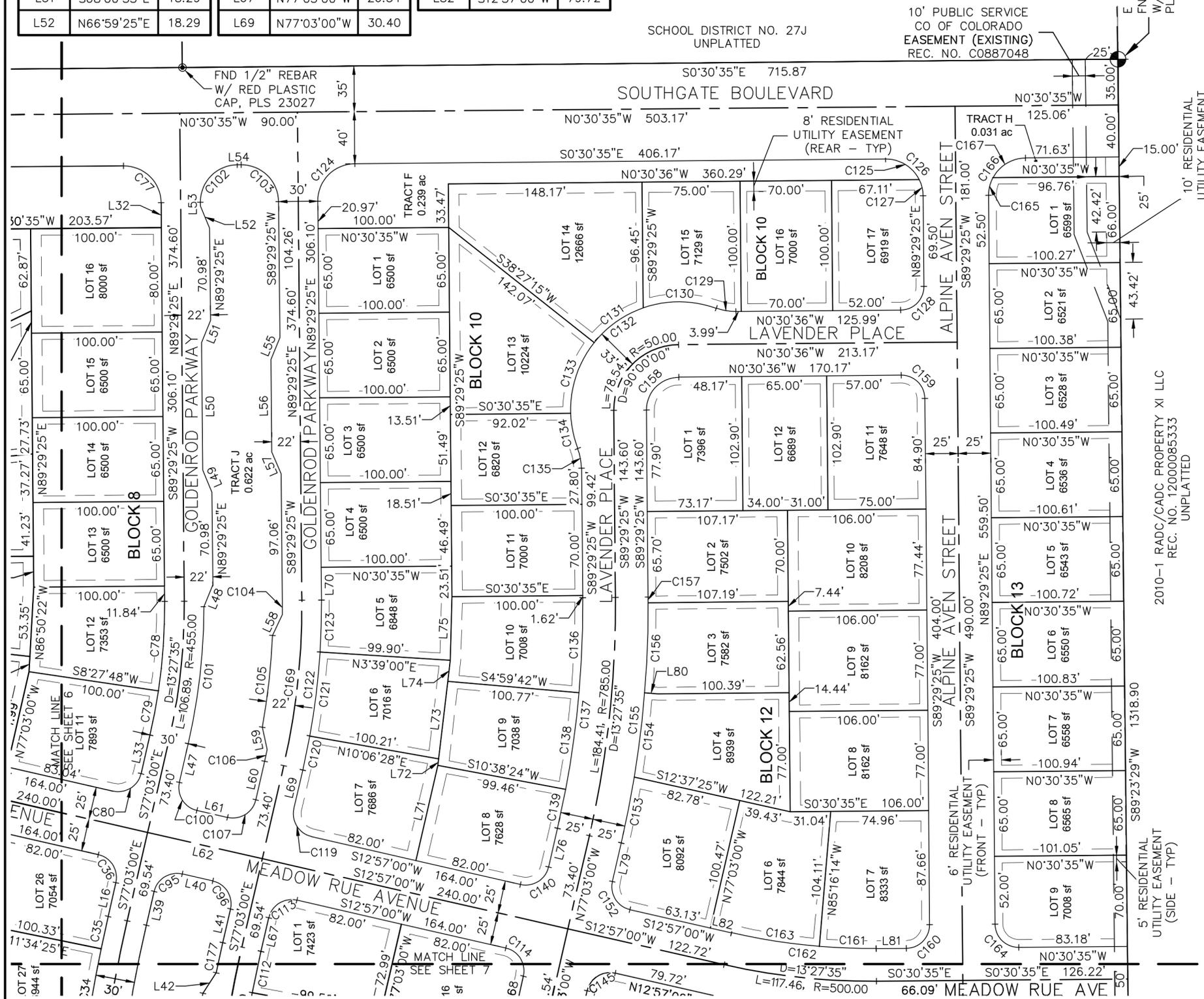
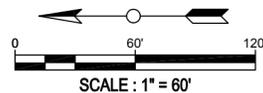
**TAMARACK CONSULTING LLC**  
8840 WEST COLFAX AVE  
LAKEWOOD, CO 80215  
ph. 303-233-3265

# FINAL PLAT

## VILLAGE AT SOUTHGATE BRIGHTON LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 8

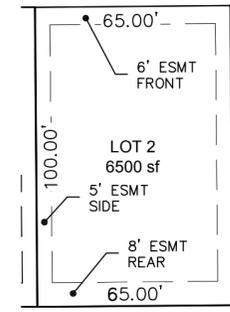


Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L16	N77°03'00"W	26.54	L53	S89°29'25"W	2.88	L70	S89°29'25"W	25.13
L32	S89°29'25"W	19.27	L54	N00°30'35"W	3.00	L71	N77°03'00"W	75.02
L33	S77°03'00"E	30.40	L55	N68°00'35"W	18.29	L72	N83°20'12"W	4.98
L39	S77°03'00"E	26.54	L56	S89°29'25"W	70.98	L73	N83°20'12"W	60.02
L40	S12°57'00"W	24.00	L57	S66°59'25"W	18.29	L74	N83°20'12"W	16.26
L41	N77°03'00"W	26.54	L58	N64°55'54"W	17.54	L75	N88°24'49"W	48.76
L47	S77°03'00"E	30.40	L59	S77°36'28"W	17.57	L76	S77°03'00"E	30.40
L48	S68°00'35"E	18.34	L60	N77°03'00"W	30.40	L79	N77°03'00"W	30.40
L49	N66°59'25"E	18.29	L61	N12°57'00"E	24.00	L80	N04°41'16"E	10.15
L50	N89°29'25"E	97.99	L62	S12°57'00"W	90.00	L81	S00°30'35"E	23.09
L51	S68°00'35"E	18.29	L67	N77°03'00"W	26.54	L82	S12°57'00"W	79.72
L52	N66°59'25"E	18.29	L69	N77°03'00"W	30.40			



Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C35	25.47	1060.00	1°22'35"	C130	57.05	83.00	39°22'59"
C36	28.27	18.00	90°00'00"	C131	46.62	83.00	32°10'47"
C77	44.77	28.50	90°00'00"	C132	189.85	83.00	131°03'13"
C78	68.91	440.00	8°58'24"	C133	58.43	83.00	40°19'53"
C79	34.45	440.00	4°29'12"	C134	27.75	83.00	19°09'34"
C80	28.27	18.00	90°00'00"	C135	15.41	43.00	20°31'36"
C95	28.27	18.00	90°00'00"	C136	73.02	760.00	5°30'17"
C96	28.27	18.00	90°00'00"	C137	178.54	760.00	13°27'35"
C100	28.27	18.00	90°00'00"	C138	74.88	760.00	5°38'43"
C101	106.05	470.00	12°55'39"	C139	30.64	760.00	2°18'36"
C102	44.77	28.50	90°00'00"	C140	28.27	18.00	90°00'00"
C103	44.77	28.50	90°00'00"	C152	28.27	18.00	90°00'00"
C104	10.99	530.00	1°11'16"	C153	51.64	810.00	3°39'10"
C105	70.94	523.00	7°46'16"	C154	65.17	810.00	4°36'34"
C106	9.21	530.00	0°59'45"	C155	190.28	810.00	13°27'35"
C107	28.27	18.00	90°00'00"	C156	69.18	810.00	4°53'37"
C113	28.27	18.00	90°00'00"	C157	4.30	810.00	0°18'15"
C114	28.27	18.00	90°00'00"	C158	39.27	25.00	90°00'00"
C119	28.27	18.00	90°00'00"	C159	28.27	18.00	90°00'00"
C120	26.62	560.00	2°43'24"	C160	28.27	18.00	90°00'00"
C121	65.05	560.00	6°39'19"	C161	43.43	475.00	5°14'21"
C122	131.55	560.00	13°27'36"	C162	111.59	475.00	13°27'35"
C123	39.89	560.00	4°04'53"	C163	68.15	475.00	8°13'14"
C124	44.77	28.50	90°00'00"	C164	28.27	18.00	90°00'00"
C125	31.83	28.50	63°59'06"	C165	14.06	28.50	28°16'25"
C126	44.77	28.50	90°00'00"	C166	44.77	28.50	90°00'00"
C127	12.94	28.50	26°00'54"	C167	30.70	28.50	61°43'35"
C128	28.27	18.00	90°00'00"	C169	128.03	545.00	13°27'35"
C129	15.41	43.00	20°31'37"	C177	23.71	970.00	1°24'01"

TYPICAL LOT DIMENSIONS



**FINAL PLAT**  
VILLAGE AT SOUTHGATE BRIGHTON  
SHEET 8 OF 8

Date: APR 28, 2015  
 Drawn By: CBS  
 Designed By: UCDG  
 Chk'd By: DRB  
 Cadfile: FINAL PLAT  
 Job No. TC130203

**TAMARACK CONSULTING LLC**  
 8840 WEST COLFAX AVE  
 LAKEWOOD, CO 80215  
 ph. 303-233-3265

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