

BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT

A REPLAT OF TRACT G, BRIGHTON CROSSING FILING NO. 2 3RD AMENDMENT,
SITUATED IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACT G, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, RECORDED UNDER RECEPTION NO. C2015000094404 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

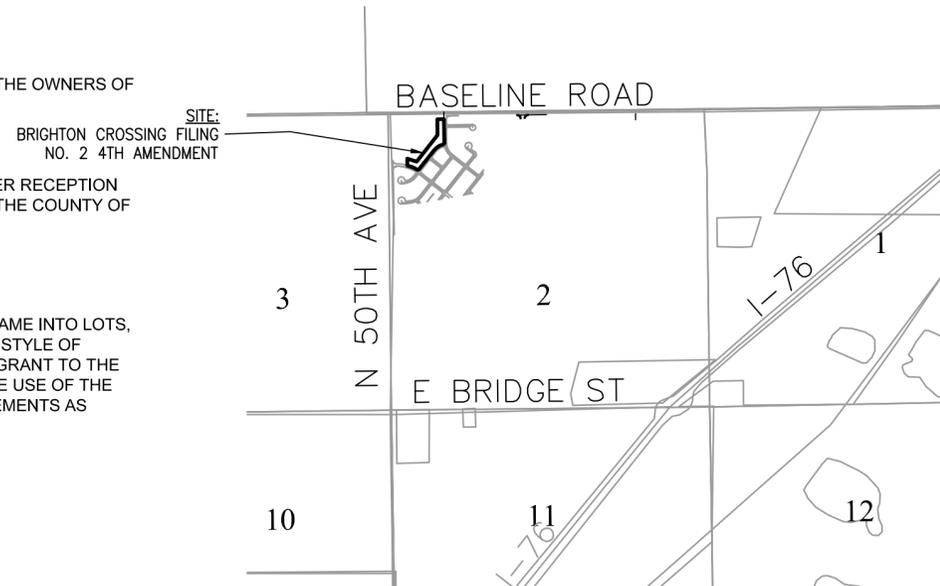
CONTAINING 127,729 SQUARE FEET OR 2.93 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT** AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN FOR DRAINAGE.

LEGAL DESCRIPTION (AS MEASURED)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2" ALUMINUM CAP (ILLEGIBLE);
THENCE N89°24'33"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 929.43 FEET;
THENCE DEPARTING SAID LINE S00°35'27"W, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF TRACT G, OF BRIGHTON CROSSING FILING NO.2, 3RD AMENDMENT AS RECORDED AT RECEPTION NO. C2015000094404 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING.
THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SILVER MAPLE STREET S00°35'27"E, A DISTANCE OF 398.70 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 77°30'08", ALONG THE ARC A DISTANCE OF 31.11 FEET (SAID CURVE HAVING A CHORD BEARING S38°09'37"W AND DISTANCE 28.79 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT ;
THENCE ALONG SAID ARC TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 38°40'06", A DISTANCE OF 182.22 FEET (SAID CURVE HAVING A CHORD BEARING S57°34'39"W AND DISTANCE 178.78 FEET);
THENCE S38°14'36"W, A DISTANCE OF 407.55 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 88°47'49", ALONG THE ARC A DISTANCE OF 35.65 FEET (SAID CURVE HAVING A CHORD BEARING S82°38'30"W AND DISTANCE 32.18 FEET) TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 19°36'30", ALONG THE ARC A DISTANCE OF 92.40 FEET (SAID CURVE HAVING A CHORD BEARING N62°45'50"W AND DISTANCE 91.95 FEET);
THENCE N72°34'05"W, A DISTANCE OF 83.81 FEET;
THENCE N00°35'27"W, A DISTANCE OF 115.68 FEET;
THENCE N72°34'05"W, A DISTANCE OF 164.38 FEET;
THENCE N38°14'36"W, A DISTANCE OF 561.56 FEET;
THENCE N00°35'27"W, A DISTANCE OF 265.60 FEET;
THENCE N89°24'33"W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 127,729 SQUARE FEET OR 2.93 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE:

I, LEE G. HOOPER, A DULY REGISTERED 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 BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 05, 2016, AND THAT ALL THE MONUMENTS EXISTED AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

LEE G. HOOPER
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, NO. 38214

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL OF THE LAND PLATTED HEREON, AND THAT TITLE TO ALL SUCH LANDS IS IN THE OWNER, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, SUBJECT ONLY TO ALL MATTERS OF RECORDED IDENTIFIED IN TITLE COMMITMENT #NO. ABC 70442273 DATED JUNE 10, 2015, ISSUED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND THAT THE UTILITY AND OTHER EASEMENTS HEREBY PLATTED AND DEDICATED TO THE CITY OF BRIGHTON, ARE FREE AND CLEAR OF ANY ENCUMBRANCE THAT MAY INTERFERE WITH THE INTENDED USE AND PURPOSE OF SUCH EASEMENTS.

ATTORNEY AT LAW DATE _____
REGISTRATION NO. _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AMENDMENT 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

CLERK AND RECORDER

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M. ON THE _____ DAY OF _____, 20____

COUNTY CLERK AND RECORDER
BY DEPUTY: _____

INDEX OF SHEETS:

SHEET 1 - COVER FILE NO. _____
SHEET 2 - NOTES/OVERALL PLAN MAP NO. _____
RECEPTION NO. _____

DATE OF PREPARATION: 05/11/2016 DATE OF LAST REVISION: 07/1/2016

TRACT INFORMATION					
TRACT	SQUARE FEET	ACRES	OWNER	MAINTENANCE RESPONSIBILITY	LAND USE
G	17,730	0.41	BRIGHTON CROSSING DISTRICT NO. 4	BRIGHTON CROSSING DISTRICT NO. 4	OPEN SPACE
GG	44,941	1.03	BRIGHTON CROSSING DISTRICT NO. 4	BRIGHTON CROSSING DISTRICT NO. 4	OPEN SPACE

OWNER:

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ AS: _____
NAME TITLE

BY: _____ AS: _____
NAME TITLE

STATE _____)
CITY, COUNTY _____) SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ 20__ BY _____

AS _____ AND BY _____

AS _____ OF BROOKFIELD RESIDENTIAL

(COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEY SYSTEMS
A Professional Land Surveying Company
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

SHEET NO.
1
1 OF 2

BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT

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SITUATED IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

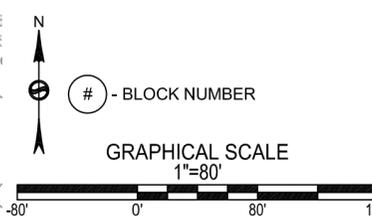
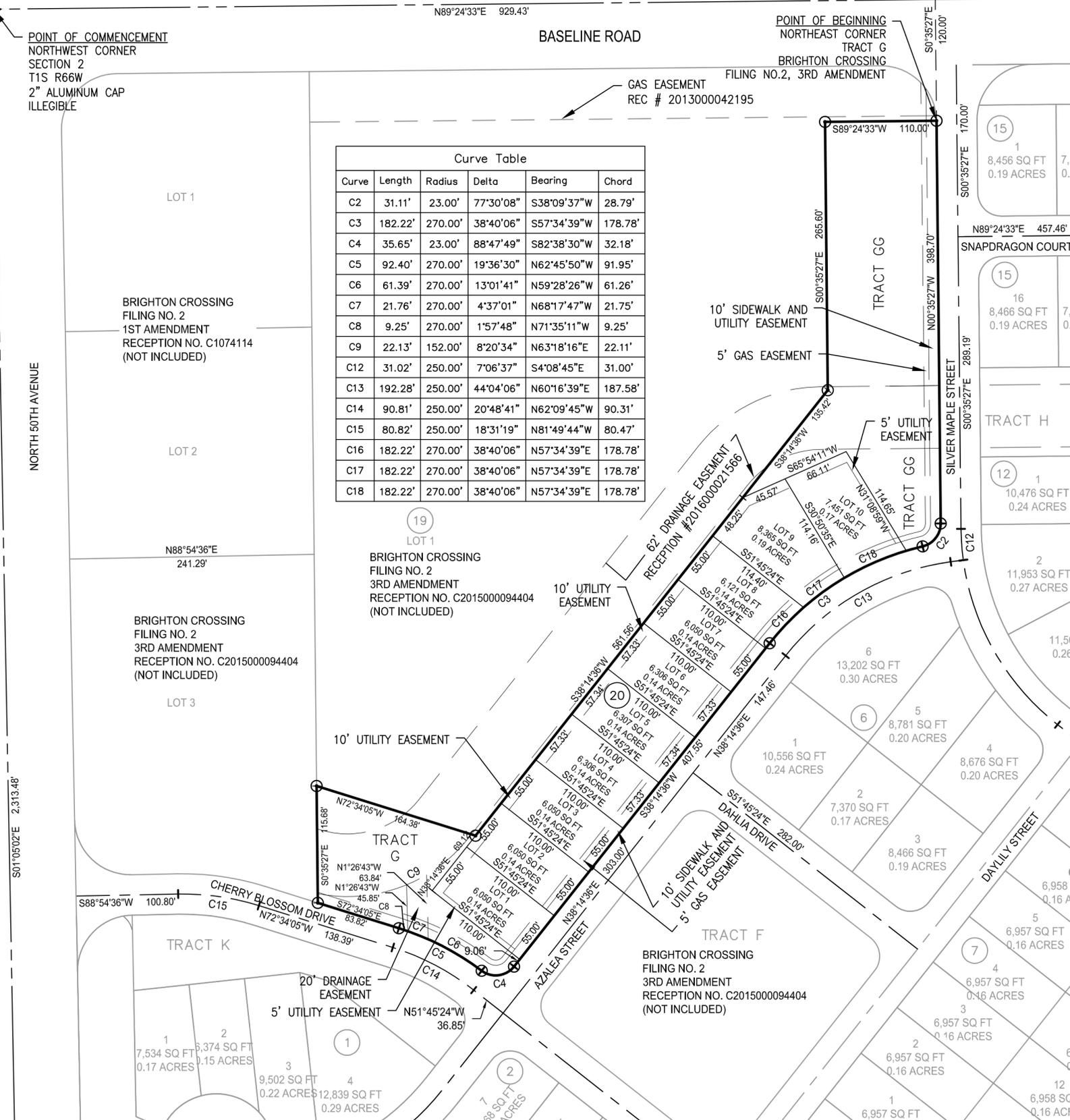
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SURVEY SYSTEMS INC. RELIED UPON PROPERTY INFORMATION BINDER, ORDER NO. ABC 70442273 ISSUED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF JUNE 10, 2015 AT 5:00 P.M.
2. 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.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35. AS MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP "ILLEGIBLE" AND AT THE EAST END BY A 3 1/4" ALUMINUM CAP "ILLEGIBLE"
5. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 080001C0355H, DATED MARCH 5, 2007.
6. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
7. APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED

RESIDENTIAL NOTES:

(THE FOLLOWING NOTES PERTAIN TO ALL TRACTS AND RESIDENTIAL LOTS)

1. NON-EXCLUSIVE TEN (10) FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, CABLE, TELEVISION, PEDESTRIAN SIDEWALKS, AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PLATTED RIGHT-OF-WAYS, OTHER UTILITIES INCLUDING WATER SERVICE LINES, GASLINES, AND WATER METER PITS. SHALL HAVE THE RIGHT TO CROSS SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 32 FEET IN WIDTH. CITY FACILITIES SHALL BE ALLOWED IN THE EASEMENT. "10' SIDEWALK EASEMENT" DENOTES THIS EASEMENT.
2. NON-EXCLUSIVE FIVE (5) FOOT GAS EASEMENT LOCATED 10 FEET FROM THE RIGHT-OF-WAY LINE AS SHOWN HEREON. OTHER UTILITIES INCLUDING WATER SERVICE LINES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREA. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 32 FEET IN WIDTH. "5' GAS EASEMENT" DENOTES THIS EASEMENT
3. FIVE (5) FOOT, AND TEN (10) FOOT, WIDE NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN IN THIS PLAT ARE FOR INSTALLATION AND MAINTENANCE OF FACILITIES. "UTILITY EASEMENT" DENOTES THIS UTILITY EASEMENT.

Curve	Length	Radius	Delta	Bearing	Chord
C2	31.11'	23.00'	77°30'08"	S38°09'37"W	28.79'
C3	182.22'	270.00'	38°40'06"	S57°34'39"W	178.78'
C4	35.65'	23.00'	88°47'49"	S82°38'30"W	32.18'
C5	92.40'	270.00'	19°36'30"	N62°45'50"W	91.95'
C6	61.39'	270.00'	13°01'41"	N59°28'26"W	61.26'
C7	21.76'	270.00'	4°37'01"	N68°17'47"W	21.75'
C8	9.25'	270.00'	1°57'48"	N71°35'11"W	9.25'
C9	22.13'	152.00'	8°20'34"	N63°18'16"E	22.11'
C12	31.02'	250.00'	7°06'37"	S4°08'45"E	31.00'
C13	192.28'	250.00'	44°04'06"	N60°16'39"E	187.58'
C14	90.81'	250.00'	20°48'41"	N62°09'45"W	90.31'
C15	80.82'	250.00'	18°31'19"	N81°49'44"W	80.47'
C16	182.22'	270.00'	38°40'06"	N57°34'39"E	178.78'
C17	182.22'	270.00'	38°40'06"	N57°34'39"E	178.78'
C18	182.22'	270.00'	38°40'06"	N57°34'39"E	178.78'



DATE OF PREPARATION: 05/11/2016 DATE OF LAST REVISION: 07/01/2016

<p>SURVEY SYSTEMS A Professional Land Surveying Company P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123 Info@SurveySystems.net www.SurveySystemsInc.com A Service-Disabled Veteran-Owned Small Business SDVOSB SBE</p>	SHEET NO. <h1>2</h1> OF 2
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