BRIGHTON CITY COUNCIL RESOLUTION

BROMLEY PARK, FILING 102, 1ST AMENDMENT
(76 COMMERCE CENTER)
DEVELOPMENT AGREEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING WITH CONDITIONS THE BROMLEY PARK, FILING 102, 1ST AMENDMENT DEVELOPMENT AGREEMENT, FOR APPROXIMATELY 122.377 ACRES OF PROPERTY, GENERALLY LOCATED WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BRIGHTON, COLORADO, AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO.

RESOLUTION NO.: 2018-30

WHEREAS, Hyde Development, LLC (the "Applicant") is the owner and developer of Bromley Park, Filing 102, 1st Amendment, generally located within Section 1, Township 1 South, Range 66 West of the 6th Principal Meridian and more specifically described in **EXHIBIT A**, attached hereto (the "Property"); and

WHEREAS, the Property was annexed as part of the Bromley Park Annexation on June 4, 1985, given its current zoning designation of the Bromley Park Planned Unit Development (PUD), 1st Amendment on December 16, 1986 and in accordance with Section 17-8-20 (e)(7) of the Municipal Code, the Bromley Park, Filing 102, 1st Amendment, as depicted in **EXHIBIT B**, may be administratively approved; and

WHEREAS, the Applicant has submitted a request to approve the Bromley Park, Filing 102, 1st Amendment Development Agreement; and

WHEREAS, the City Council acknowledges that the Development Agreement for Bromley Park, Filing 102, 1st Amendment complies with the Subdivision Regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. The Development Agreement for Bromley Park Filing 102, 1st Amendment, attached hereto as Exhibit C is approved subject to the following conditions:

1. That Anadarko Petroleum Corp. shall provide to the City no later than 12:00 noon March 23, 2018 a complete legal description and map to scale of the purported pipeline (RGSI-51-2) as described in its objection letter dated March 20, 2018. If it is determined that a pipeline exists, the Developer shall amend the Bromley Park Filing 102 1st Amendment Plat accordingly, including the designation of all easements necessitated thereby.
2. That Anadarko Petroleum Corp. shall schedule a meeting with City staff no later than April 3, 2018 to describe its mineral interests and all proposed oil and gas facilities to be located on the subject property and to determine if a surface use or other agreement is warranted, as required by COGCC Rule 302(c). If it is determined at that meeting that a surface use or other agreement is warranted, the City will not issue any building permit for Phase III of the Development until said agreement is finalized and provided to the City.
3. If any of the above conditions is not timely met, the City will proceed to administratively approve the Bromley Park Filing 102 1st Amendment as originally submitted, and record the same.

Section 2. That the Mayor is authorized to execute the Development Agreement for Bromley Park, Filing 102, 1st Amendment, and in furtherance thereof, that the City Manager and/or his designee(s) are hereby authorized and directed to execute such additional documents, agreements and/or related instruments, and to take such acts as are reasonably necessary, to carry out the terms and provisions of the Development Agreement, for and on behalf of the City of Brighton.

***RESOLVED*, this 20th day of March, 2018.**

CITY OF BRIGHTON, COLORADO

_____
Kenneth J. Kreutzer, Mayor

ATTEST:

_____
Natalie Hoel, City Clerk

APPROVED AS TO FORM:

_____
Margaret R. Brubaker, Esq., City Attorney

<u>EXHIBIT A</u>
LEGAL DESCRIPTION
BROMLEY PARK, FILING 102, 1st AMENDMENT

Lot 2, Lot 3 and Lot 4, Block 1, Bromley Park Filing 102, 1st Amendment. Section 1, Township 1 South, Range 66 West of the 6th P.M., City of Brighton, County of Adams, State of Colorado.

EXHIBIT B

BROMLEY PARK, FILING 102, 1st AMENDMENT

BROMLEY PARK FILING NO. 102 1ST AMENDMENT

MINOR SUBDIVISION PLAT

A REPLAT OF LOT 2, BLOCK 1, BROMLEY PARK FILING NO. 102

LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 4

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BROMLEY PARK FILING NO. 102, ADAMS COUNTY, CO

CONTAINING 5,330,730 SQUARE FEET OR 122.377 ACRES, MORE OR LESS.

HAS LAID OUT , PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF " BROMLEY PARK FILING NO. 102 1ST AMENDMENT" AND THE OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, OWNER, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER

OWNER:
76 COMMERCE CENTER LLC, A MINNESOTA LIMITED LIABILITY COMPANY

_____

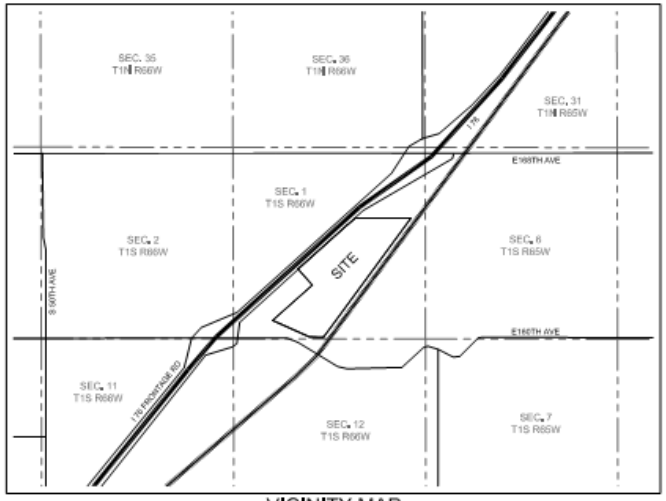
STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____ FOR 76 COMMERCE CENTER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP

NOT TO SCALE

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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 100-N0010365-020-LM1, AMENDMENT NO. 7 EFFECTIVE DATE AUGUST 17, 2017 AT 7:00 A.M.

4. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 WITH A PLATTED BEARING "WHICH BEARS NORTH 89°42'05" WEST ACCORDING TO BROMLEY PARK FILING NO.102" SAID LINE BEING MONUMENTED AS SHOWN HEREON.

5. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

6. UTILITY EASEMENTS ARE TO BE DEDICATED FOR EACH BUILDING IN CONJUNCTION WITH INDIVIDUAL SITE PLANS.

PARCEL AREA TABLE

PARCEL	AREA (SF)	AREA (AC)	PROPOSED USE	OWNER
LOT 2, BLOCK 1	315,932	7.253	OFFICE / WAREHOUSE	HYDE DEVELOPMENT
LOT 3, BLOCK 1	605,001	13.889	OFFICE / WAREHOUSE	HYDE DEVELOPMENT
LOT 4, BLOCK 1	3,696,475	84.859	OFFICE / WAREHOUSE	HYDE DEVELOPMENT
TRACT A	713,322	16.376	OFFICE / WAREHOUSE	HYDE DEVELOPMENT
TOTAL	5,330,730	122.377		

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT TITLE TO SUCH LAND IS THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD.

DATED THIS _____DAY OF _____, 20___.

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BROMLEY PARK FILING NO. 102 1ST AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

_____
THOMAS D. STAAB
COLORADO PLS NO. 25965
SURVEY LICENSE EXPIRES 10/31/19
FOR AND ON BEHALF OF
WARE MALCOMB

MONUMENT TABLE:

1. FOUND #5 REBAR WITH 1.5" ALUMINUM CAP MARKED "30830 FRONTIER SURV"
2. FOUND #5 REBAR
3. FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP MARKED "LS 13155"
4. FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "LS 24669 HCE"
5. FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 13482 AWF"
6. FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 37948 FARNSWORTH"
7. FOUND #5 REBAR WITH 1.5" ALUMINUM CAP MARKED "30830 FRONTIER SURV"
8. FOUND #5 REBAR WITH 1.25" PLASTIC CAP MARKED "PLS 6973" LOCATED N88D05'17"E 0.97' FROM CALCULATED POSITION, MONUMENT NOT ACCEPTED. SET 18" #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"
9. FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP MARKED "LS 13155" LOCATED N86D59'41"E 0.69' FROM CALCULATED POSITION, MONUMENT NOT ACCEPTED. SET 18" #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"
10. FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 13482 AWF" LOCATED N77D16'56"W 0.74' FROM CALCULATED POSITION, MONUMENT NOT ACCEPTED. SET 18" #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"
11. FOUND #5 REBAR WITH 1.5" PLASTIC CAP MARKED "CDOH" LOCATED N64D29'04"W 0.44' FROM CALCULATED POSITION, MONUMENT NOT ACCEPTED. SET 18" #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"
12. FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "LS 38215" LOCATED S67D38'24"W 0.22' FROM CALCULATED POSITION, MONUMENT NOT ACCEPTED. SET 18" #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"

APPROVAL CERTIFICATE:

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BRIGHTON, COLORADO THIS _____ DAY OF _____ 20____.

_____ ATTEST_____
COMMUNITY DEVELOPMENT DIRECTOR CITY CLERK

CLERK AND RECORDER:

_____
RECEPTION NUMBER

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

_____ BY:_____
ADAMS COUNTY CLERK AND RECORDER DEPUTY CLERK

990 south broadway
suite 230
denver, co 80209
p 303.861.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	02/22/2018	CITY COMMENTS			

JOB NO.	DEN17-0019
PAPER	TDS
DRAWN:	KEB
DATE:	01/09/2018
SCALE:	1" = NA

BROMLEY PARK FILING NO. 102
1ST AMENDMENT

SHEET
PLAT
Sheet 1 of 4

BROMLEY PARK FILING NO. 102 1ST AMENDMENT

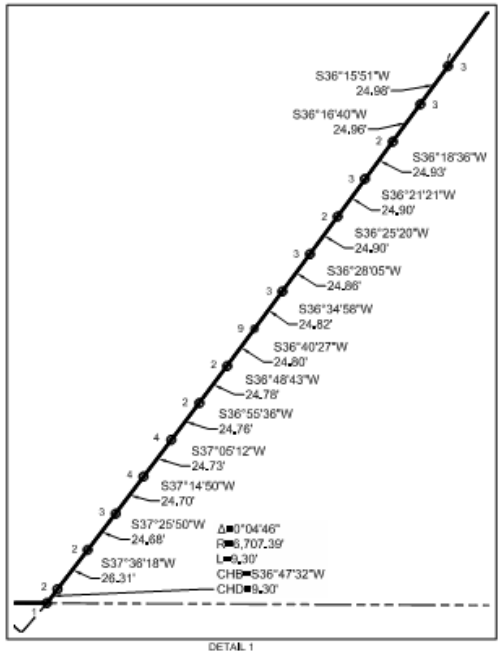
MINOR SUBDIVISION PLAT

A REPLAT OF LOT 2, BLOCK 1, BROMLEY PARK FILING NO. 102

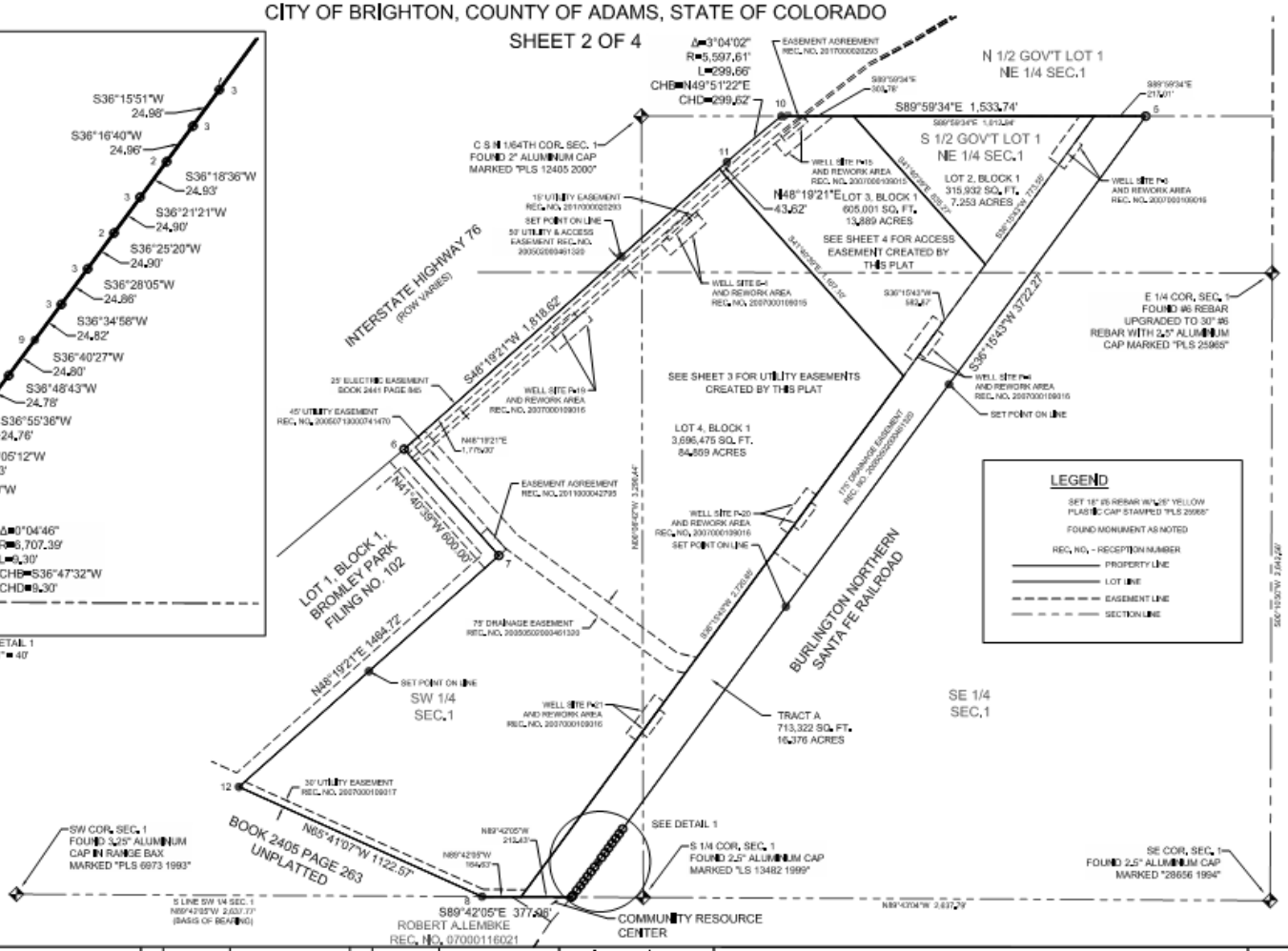
LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4



DETAIL 1
1" = 40'



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suite 230
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p 303.861.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	02/22/2018	CITY COMMENTS			

JOB NO.	DEN17-0019
PA/PM:	TDS
DRAWN:	KEB
DATE:	01/09/2018
SCALE:	1" = 300

BROMLEY PARK FILING NO. 102

1ST AMENDMENT

SHEET

PLAT

Sheet 2 of 4

BROMLEY PARK FILING NO. 102 1ST AMENDMENT

MINOR SUBDIVISION PLAT

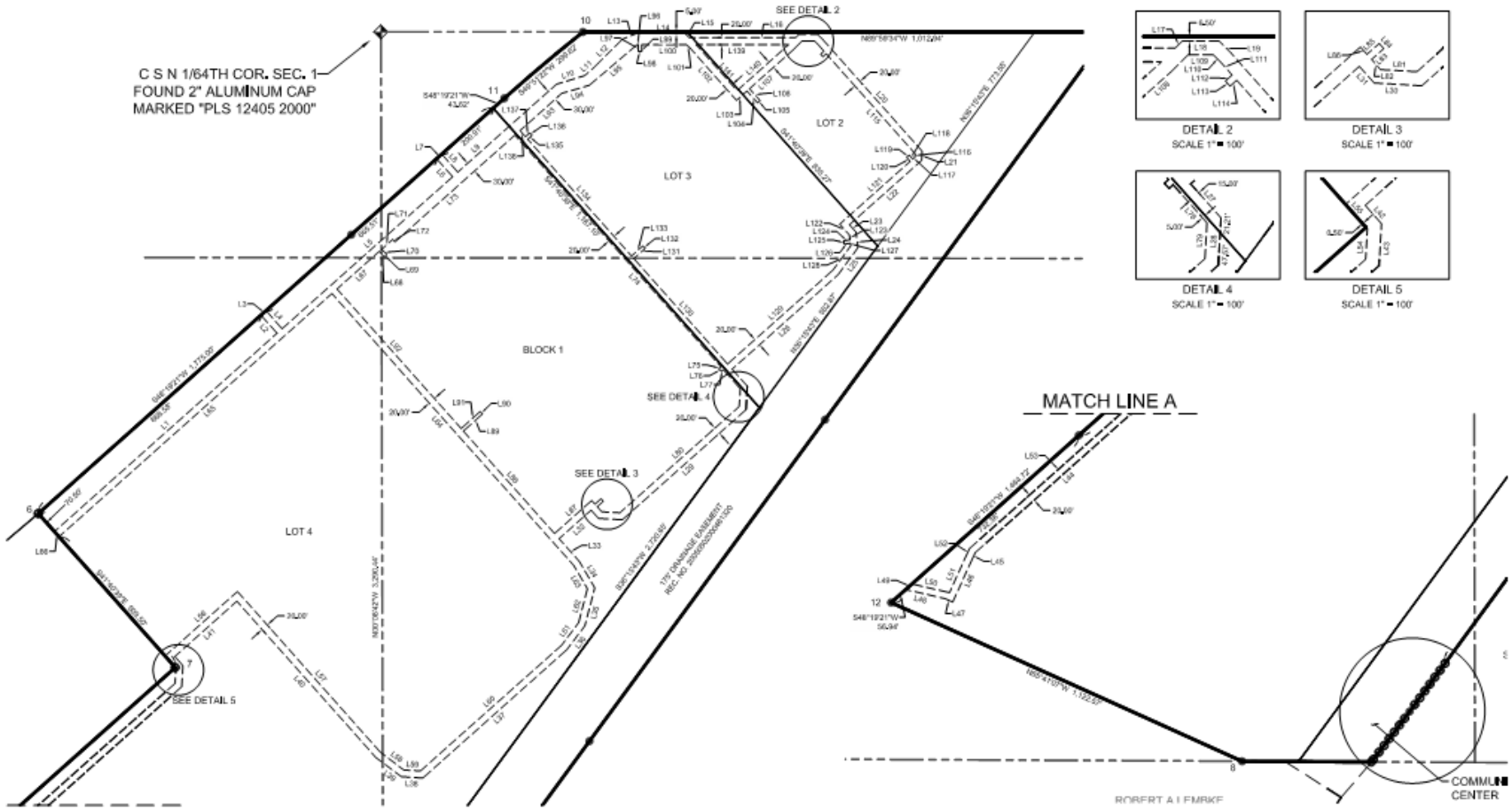
A REPLAT OF LOT 2, BLOCK 1, BROMLEY PARK FILING NO. 102

LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4

SCALE: 1" = 300'
ORIGINAL GRAPHIC SCALE



DETAIL 2
SCALE 1" = 100'

DETAIL 3
SCALE 1" = 100'

DETAIL 4
SCALE 1" = 100'

DETAIL 5
SCALE 1" = 100'

990 south broadway
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denver, co 80209
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waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	02/22/2018	CITY COMMENTS			

JOB NO.	DEN17-0019
PA/PM:	TDS
DRAWN:	KEB
DATE:	01/09/2018
SCALE:	1" = 300

BROMLEY PARK FILING NO. 102

1ST AMENDMENT

SHEET

PLAT

Sheet 3 of 4

BROMLEY PARK FILING NO. 102 1ST AMENDMENT

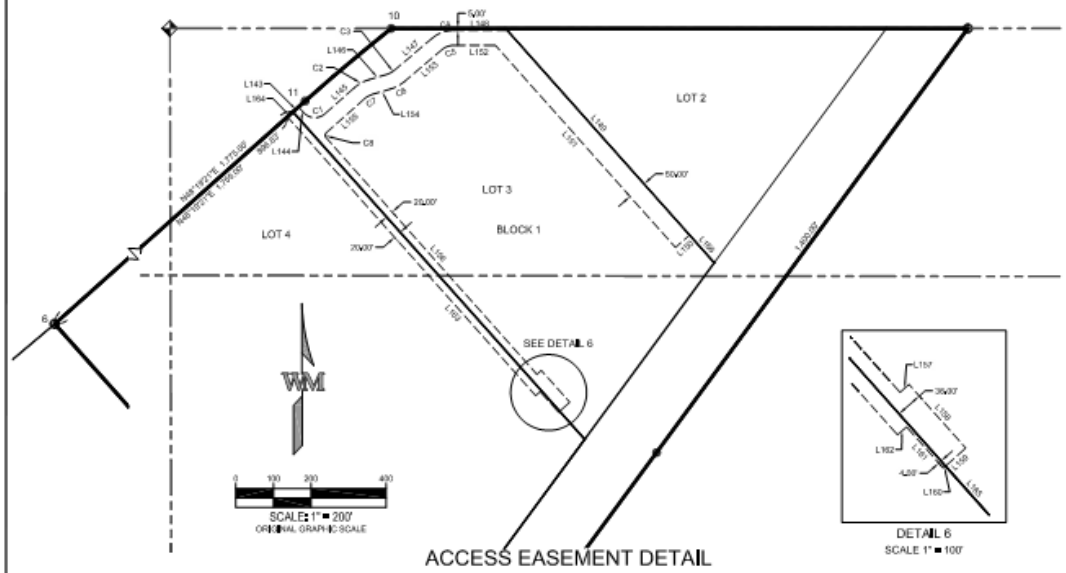
MINOR SUBDIVISION PLAT

A REPLAT OF LOT 2, BLOCK 1, BROMLEY PARK FILING NO. 102

LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 4



ACCESS EASEMENT DETAIL

DETAIL 6
SCALE 1" = 100'

UTILITY EASEMENT LINE TABLE

LINE TABLE		
LINE #	BEARING	DISTANCE
L143	N48°19'21"E	20.00'
L144	S41°40'39"E	20.00'
L145	N48°19'21"E	104.45'
L146	N73°44'11"E	48.72'
L147	N49°37'45"E	136.79'
L148	S89°59'34"E	141.62'
L149	S41°40'39"E	120.00'
L150	S48°19'21"W	50.00'
L151	N41°40'39"W	120.00'
L152	N89°59'34"W	116.19'
L153	S49°37'45"W	136.79'
L154	S73°44'11"W	48.72'

LINE TABLE		
LINE #	BEARING	DISTANCE
L155	S48°19'21"W	134.45'
L156	S41°40'39"E	840.00'
L157	N48°19'21"E	16.00'
L158	S41°40'39"E	113.41'
L159	S48°19'21"W	36.00'
L160	S48°19'21"W	4.00'
L161	N41°40'39"W	73.41'
L162	S48°19'21"W	16.00'
L163	N41°40'39"W	993.00'
L164	N48°19'21"E	20.00'
L165	S41°40'39"E	106.15'
L166	S41°40'39"E	56.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	40.00'	62.83'	S88°40'39"E	56.57'
C2	25°34'50"	100.00'	44.39'	N61°01'46"E	43.99'
C3	24°06'26"	60.00'	25.25'	N61°40'39"E	25.06'
C4	40°22'41"	90.00'	63.43'	N68°48'05"E	62.12'
C5	40°22'41"	50.00'	35.24'	S68°48'05"W	34.51'
C6	24°06'26"	100.00'	42.09'	S61°40'39"W	41.77'
C7	25°34'50"	60.00'	26.81'	S61°01'46"W	26.59'
C8	90°00'00"	10.00'	15.71'	S03°19'21"W	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°19'21"E	665.88'
L2	N41°40'39"W	70.50'
L3	N48°19'21"E	20.00'
L4	S41°40'39"E	70.50'
L5	N48°19'21"E	665.51'
L6	N41°40'39"W	70.50'
L7	N48°19'21"E	20.00'
L8	S41°40'39"E	70.50'
L9	N48°19'21"E	385.60'
L10	N73°15'14"E	85.02'
L11	N48°19'21"E	41.34'
L12	N45°00'26"E	110.42'
L13	N87°30'26"E	43.94'
L14	S89°59'34"E	143.62'
L15	S44°59'34"E	16.97'
L16	S89°59'34"E	305.15'
L17	N45°00'26"E	14.85'
L18	S89°59'34"E	59.32'
L19	S44°59'34"E	28.36'
L20	S41°40'39"E	434.15'
L21	S03°19'21"W	28.92'
L22	S48°19'21"W	281.46'
L23	S41°40'39"E	20.00'
L24	S37°59'39"E	41.81'
L25	S38°15'43"W	59.26'
L26	S48°19'21"W	413.74'
L27	S41°40'39"E	66.36'
L28	S03°19'21"W	66.78'
L29	S48°19'21"W	483.34'
L30	N86°40'39"W	69.67'
L31	N41°40'39"W	33.36'
L32	S48°19'21"W	125.00'
L33	S41°40'39"E	86.96'
L34	S30°25'39"E	86.55'
L35	S14°34'21"W	114.41'
L36	S37°34'21"W	60.80'
L37	S48°19'21"W	561.34'
L38	N86°40'39"W	69.63'
L39	N52°53'39"W	94.14'
L40	N41°40'39"W	935.41'
L41	S48°19'21"W	242.93'
L42	S41°40'39"E	35.50'
L43	S03°19'21"W	67.55'
L44	S48°19'21"W	116.68'
L45	S25°49'21"W	23.03'
L46	S24°18'53"W	135.72'
L47	N65°41'07"W	24.67'

LINE TABLE		
LINE #	BEARING	DISTANCE
L48	N76°56'07"W	117.81'
L49	N48°19'21"E	24.49'
L50	S76°56'07"E	112.21'
L51	N24°18'53"E	115.70'
L52	N25°49'21"E	26.27'
L53	N48°19'21"E	117.28'
L54	N03°19'21"E	44.88'
L55	N41°40'39"W	47.22'
L56	N48°19'21"E	282.20'
L57	S41°40'39"E	626.44'
L58	S32°50'39"E	86.10'
L59	S86°40'39"E	48.28'
L60	N48°19'21"E	551.38'
L61	N37°34'21"E	81.85'
L62	N14°34'21"E	103.14'
L63	N30°25'39"W	78.20'
L64	N41°40'39"W	108.48'
L65	S48°19'21"W	108.28'
L66	N41°40'39"W	20.00'
L67	N48°19'21"E	164.67'
L68	S41°40'39"E	20.46'
L69	N48°19'21"E	16.00'
L70	N41°40'39"W	20.46'
L71	N48°19'21"E	42.67'
L72	S41°40'39"E	16.00'
L73	N48°19'21"E	467.98'
L74	S41°40'39"E	904.90'
L75	S48°19'21"W	7.88'
L76	S41°40'39"E	16.00'
L77	N48°19'21"E	7.88'
L78	S41°40'39"E	74.00'
L79	S03°19'21"W	59.21'
L80	S48°19'21"W	469.47'
L81	N86°40'39"W	59.90'
L82	N41°40'39"W	16.79'
L83	N48°19'21"E	23.92'
L84	S41°40'39"E	16.00'
L85	N48°19'21"E	23.92'
L86	S41°40'39"E	14.31'
L87	S48°19'21"W	146.00'
L88	N41°40'39"W	399.50'
L89	N48°19'21"E	74.50'
L90	N41°40'39"W	16.00'
L91	S48°19'21"W	74.50'
L92	N41°40'39"W	544.90'
L93	N48°19'21"E	160.98'
L94	N73°44'11"E	65.60'

LINE TABLE		
LINE #	BEARING	DISTANCE
L95	N49°37'45"E	160.98'
L96	S89°59'34"E	3.54'
L97	S00°00'26"W	20.13'
L98	S89°59'34"E	16.00'
L99	N00°00'26"E	20.13'
L100	S89°59'34"E	190.73'
L101	S44°59'34"E	14.84'
L102	S41°40'39"E	202.96'
L103	N48°19'21"E	40.75'
L104	S41°40'39"E	46.12'
L105	N48°19'21"E	16.00'
L106	N41°40'39"W	46.12'
L107	N48°19'21"E	171.98'
L108	N48°19'21"E	171.98'
L109	S89°59'34"E	36.75'
L110	S44°59'34"E	14.49'
L111	S41°40'39"E	25.89'
L112	S48°19'21"W	16.96'
L113	S41°40'39"E	16.00'
L114	N48°19'21"E	12.96'
L115	S41°40'39"E	389.49'
L116	S03°19'21"W	16.30'
L117	S48°19'21"W	8.32'
L118	N41°48'32"W	16.98'
L119	S48°11'28"W	16.00'
L120	S41°48'32"E	15.34'
L121	S48°19'21"W	274.88'
L122	S41°40'39"E	41.93'
L123	S87°59'39"E	14.63'
L124	S62°13'13"W	16.53'
L125	S87°59'39"E	16.00'
L126	N82°04'21"E	16.53'
L127	S87°59'39"E	7.29'
L128	S36°15'43"W	67.65'
L129	S48°19'21"W	411.43'
L130	N41°40'39"W	476.88'
L131	N48°19'26"E	44.21'
L132	N41°40'34"W	16.00'
L133	S48°19'26"W	44.21'
L134	N41°40'39"W	455.31'
L135	N48°19'21"E	17.00'
L136	N41°40'39"W	16.00'
L137	S48°19'21"W	17.00'
L138	N41°40'39"W	32.00'
L139	S89°59'34"E	289.49'
L140	S48°19'21"W	281.23'
L141	N41°40'39"W	176.19'

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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	02/22/2018	CITY COMMENTS			

JOB NO.	DEN17-0019
PA/PM:	TDS
DRAWN:	KEB
DATE:	01/09/2018
SCALE:	1" = 200'

BROMLEY PARK FILING NO. 102

1ST AMENDMENT

SHEET

PLAT

Sheet 4 of 4

<u>EXHIBIT C</u>
DEVELOPMENT AGREEMENT