

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF A PARCEL OF LAND LYING IN SECTIONS 16 AND 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 16, AND IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE N89°26'28"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 157.57 FEET;

THENCE S00°33'32"E, A DISTANCE OF 77.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF EAST 144TH AVENUE RIGHT-OF-WAY DEDICATION PLAT AS RECORDED BY INSTRUMENT NUMBER 20060323000297110 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EAST 144TH AVENUE RIGHT-OF-WAY DEDICATION PLAT THE FOLLOWING TWELVE (12) COURSES:

1. N89°26'28"E, A DISTANCE OF 282.47 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1279.00 FEET, A CENTRAL ANGLE OF 11°36'42", AND AN ARC LENGTH OF 259.20 FEET;
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 85°29'36", AND AN ARC LENGTH OF 96.99 FEET;
4. S16°40'38"E, A DISTANCE OF 7.97 FEET;
5. N73°19'22"E, A DISTANCE OF 64.00 FEET;
6. N16°40'38"W, A DISTANCE OF 37.60 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 87°00'42", AND AN ARC LENGTH OF 68.34 FEET;
8. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1267.00 FEET, A CENTRAL ANGLE OF 03°49'52", AND AN ARC LENGTH OF 84.72 FEET;
9. N66°30'12"E, A DISTANCE OF 359.12 FEET;
10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1133.00 FEET, A CENTRAL ANGLE OF 23°00'00", AND AN ARC LENGTH OF 454.82 FEET;
11. N89°30'12"E, A DISTANCE OF 431.94 FEET;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 70.69 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT B, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AS RECORDED UNDER RECEPTION NUMBER 2011000076884 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT, S00°29'48"E, A DISTANCE OF 182.28 FEET;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE WESTERLY BOUNDARY OF PRAIRIE CENTER-MAJOR RETAIL 1 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 20051018001142770 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, S36°57'38"E, A DISTANCE OF 342.14 FEET;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PRAIRIE CENTER-MAJOR RETAIL 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. S07°14'14"E, A DISTANCE OF 110.89 FEET;
2. S39°17'21"W, A DISTANCE OF 289.89 FEET;
3. S07°14'14"E, A DISTANCE OF 144.53 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE NORTHWESTERLY BOUNDARY OF LOT 2, BLOCK 1, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 2006001012864 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, S38°53'40"W, A DISTANCE OF 1711.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 8, OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT AND THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, PRAIRIE CENTER-MAJOR RETAIL 3 SUBDIVISION AS RECORDED BY INSTRUMENT NUMBER 20041207001241260 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, N90°00'00"W, A DISTANCE OF 634.16 FEET;

THENCE CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, PRAIRIE CENTER-MAJOR RETAIL 3 SUBDIVISION, S88°32'22"W, A DISTANCE OF 137.12 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT C, OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT;

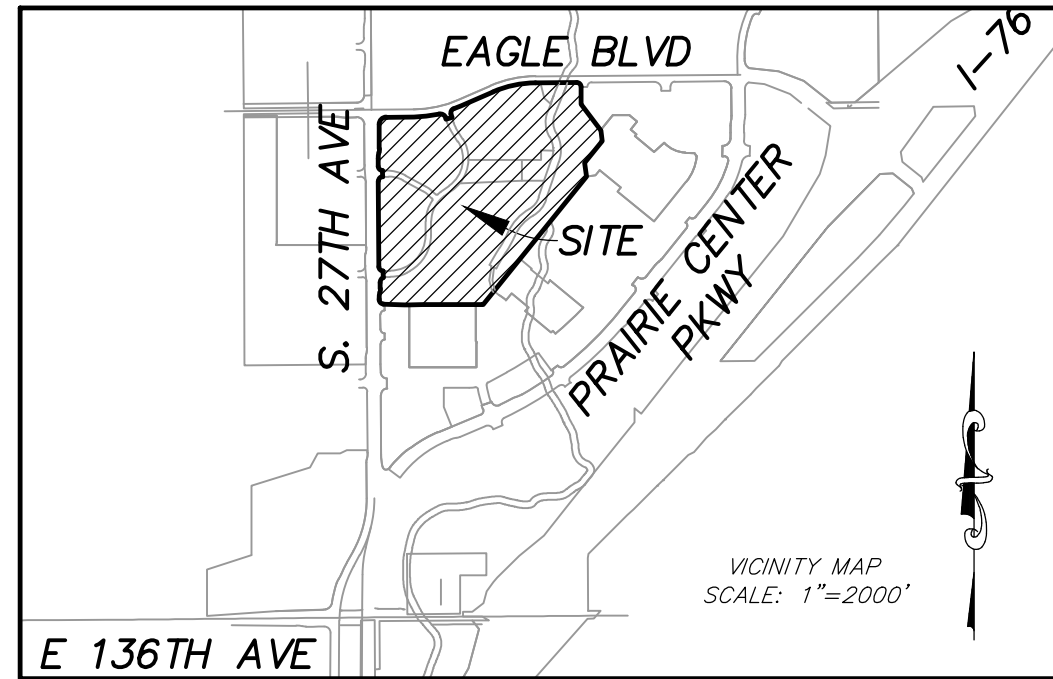
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. S88°32'22"W, A DISTANCE OF 50.77 FEET;
2. N88°00'35"W, A DISTANCE OF 206.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT AS RECORDED BY INSTRUMENT NUMBER 20041207001241230 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT THE FOLLOWING NINETEEN (19) COURSES:

1. S89°35'24"W, A DISTANCE OF 11.92 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°02'42", AND AN ARC LENGTH OF 70.72 FEET;
3. N00°21'54"W, A DISTANCE OF 12.69 FEET;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 66.08 FEET;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 164.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 38.07 FEET;
6. N00°21'54"W, A DISTANCE OF 60.89 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 63°14'48", AND AN ARC LENGTH OF 66.23 FEET;
8. N00°21'38"W, A DISTANCE OF 70.42 FEET;
9. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N00°21'38"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°59'44", AND AN ARC LENGTH OF 70.68 FEET;

SHEET 1 OF 11



CERTIFICATE OF OWNERSHIP (CONTINUED)

10. N00°21'54"W, A DISTANCE OF 891.01 FEET;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'16", AND AN ARC LENGTH OF 70.69 FEET;
12. N00°22'16"W, A DISTANCE OF 64.00 FEET;
13. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N00°21'38"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°59'44", AND AN ARC LENGTH OF 70.68 FEET;
14. N00°21'54"W, A DISTANCE OF 78.46 FEET;
15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 66.08 FEET;
16. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 164.50 FEET, A CENTRAL ANGLE OF 13°15'41", AND AN ARC LENGTH OF 38.07 FEET;
17. N00°21'54"W, A DISTANCE OF 254.02 FEET;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89°48'22", AND AN ARC LENGTH OF 117.56 FEET;
19. N89°26'28"E, A DISTANCE OF 6.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,937,502 SQUARE FEET OR 90.393 ACRES, MORE OR LESS.

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1** AND HEREBY DEDICATE AND CONVEY TO THE CITY OF BRIGHTON, AS INDICATED HEREIN AND SUBJECT TO THE RESERVATIONS, AS APPLICABLE, SET FORTH HEREIN: (1) RIGHTS-OF-WAY FOR RED TAIL WAY AND PEREGRINE DRIVE; (2) TRACT B; AND (3) SIDEWALK, TRAIL AND UTILITY EASEMENTS SHOWN HEREON AND DESCRIBED HEREIN AS DEDICATED BY THIS PLAT.

EXECUTED THIS ____ DAY OF _____, 2015.

OWNER

THF PRAIRIE CENTER DEVELOPMENT, L.L.C.

BY: THF PRAIRIE CENTER INVESTORS, L.L.C., ITS MANAGER

BY: MILAN GREEN MANAGEMENT, L.L.C., ITS MANAGER

BY: _____ **MANAGER**
ITS:

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015 A.D. BY JASON MEYERPETER, AS MANAGER OF MILAN GREEN MANAGEMENT, L.L.C., AS MANAGER OF THF PRAIRIE CENTER INVESTORS, L.L.C., AS MANAGER OF THF PRAIRIE CENTER DEVELOPMENT, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

MORTGAGEE

THE UNDERSIGNED BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION ("MORTGAGEE"), AS HOLDER OF THAT CERTAIN DEED OF TRUST RECORDED ON SEPTEMBER 29, 2005 AT RECEPTION NO. 20050929001065390 (THE "MORTGAGEE") ENCUMBERING THE REAL ESTATE AS SHOWN ON THIS PLAT, HEREBY CONSENTS TO THIS PLAT AND MORTGAGEE HEREBY SUBORDINATES THE LIEN OF THE MORTGAGE TO THIS PLAT AND AGREES THAT THE RIGHTS UNDER THIS PLAT WILL NOT BE DISTURBED IN THE EVENT OF A FORECLOSURE UNDER THE MORTGAGE. FURTHER, THE TERMS AND CONDITIONS OF THIS PLAT SHALL BE BINDING UPON MORTGAGEE OR ANY THIRD PARTY AS THE PURCHASER AT FORECLOSURE UNDER THE MORTGAGE.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015 A.D. BY _____ AS _____ OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE

I, _____, A TITLE OFFICER REPRESENTING HERITAGE TITLE COMPANY, CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION TO THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS REFLECTED IN SCHEDULE B-2 OF TITLE INSURANCE COMMITMENT NO. 451-HQ425727-036-JY7, AMENDMENT NO. 1, ISSUED BY HERITAGE TITLE COMPANY.

SIGNATURE _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20____

CHAIRMAN

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 THIS ____ DAY OF _____, 20____

MAYOR _____ CITY CLERK _____

APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.

SURVEYOR'S CERTIFICATION

I, DEREK S. BROWN, A DULY 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 ON MARCH 2, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ A.M./P.M., ON THE ____ DAY OF _____, 2015 A.D.

COUNTY CLERK AND RECORDER

BY DEPUTY _____

INSTRUMENT NO. _____

OWNER

THF PRAIRIE CENTER DEVELOPMENT, L.L.C.
211 N STADIUM BLVD STE 201
COLUMBIA MO 65203-1161

NO.	DATE	DESCRIPTION	BY
6	10/08/15	ADDRESS COMMENTS & REVISED TRAIL ESMT	DSB
5	09/23/15	ADDRESS COMMENTS & REVISED TRAIL ESMT	DSB
4	08/31/15	REVISE TRACT SUMMARY CHART/DEDICATION	TP
3	08/20/15	COMMENTS & EASEMENTS ADD/REMOVE	TP
2	08/10/15	CITY COMMENTS & TRACT CHANGES	DSB
1	06/25/15	CITY COMMENTS	DSB

AZTEC
CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	N/A
SHEET 1 OF 11	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: JR ENG LS 30099 2007, AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP, STAMPED: JR ENG LS 30099 2007, AND BEING CONSIDERED TO BEAR N89°26'28"E.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- HERITAGE TITLE COMPANY COMMITMENT NO. 451-H0425727-036-JY7, AMENDMENT NO. 1 DATED SEPTEMBER 30, 2015, 2015 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
- THE OWNER HEREBY DEDICATES, GRANTS, SELLS, DEMISES AND CONVEYS TRACT B TO THE CITY OF BRIGHTON, ITS SUCCESSORS AND ASSIGNS FOREVER, FOR PARK PURPOSES, RESERVING UNTO THE OWNER AND PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENT AND ACCESS RIGHT TO ENTER UPON SUCH TRACT FOR THE PURPOSE OF CONSTRUCTING PARK IMPROVEMENTS THEREON.
- THE TRAIL EASEMENT DEDICATED TO THE CITY OF BRIGHTON BY THIS PLAT IS FOR PUBLIC TRAIL USE.
- THE DEPICTION OF THE OIL AND GAS OPERATIONS AREAS AND REFERENCE TO THE SURFACE USE AGREEMENT RECORDED AT RECEPTION NO. 2006001010016 IS NOT APPROVAL OF OIL AND GAS OPERATIONS OR ACTIVITIES

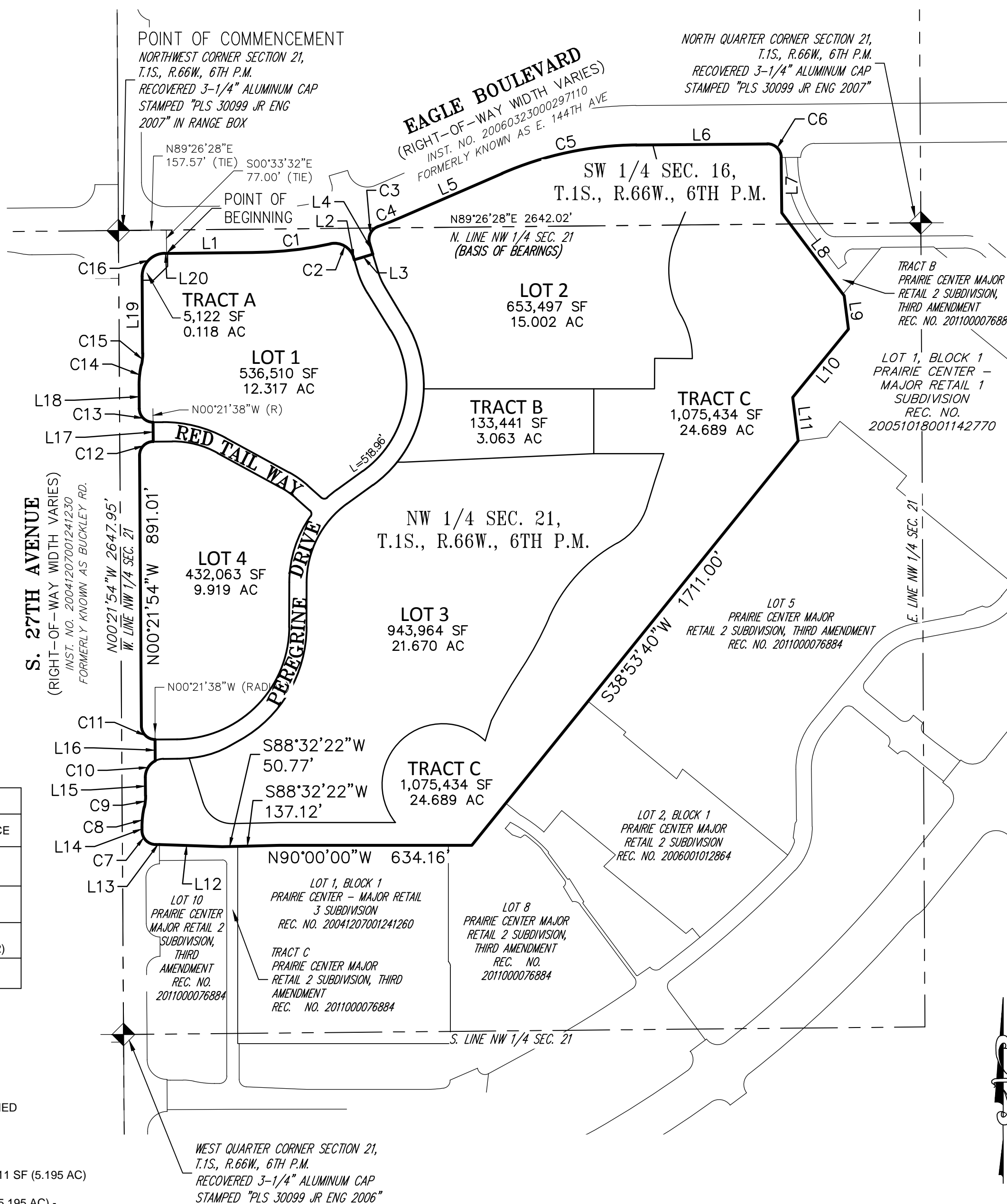
TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE ⁽¹⁾	OWNERSHIP	MAINTENANCE
TRACT A	5,122	0.118	SIGNAGE AND LANDSCAPING	PRAIRIE CENTER	DISTRICT
TRACT B	133,441	3.063	PARK	CITY OF BRIGHTON	CITY OF BRIGHTON
TRACT C (2)(3)	1,075,434	24.689	OPEN SPACE DRAINAGE/TRAILS/POND	PRAIRIE CENTER	DISTRICT (2)
TOTALS	1,214,001	27.870			

PRAIRIE CENTER = THF PRAIRIE CENTER DEVELOPMENT, L.L.C., ITS SUCCESSORS AND ASSIGNS
DISTRICT = PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3, ITS SUCCESSORS AND ASSIGNS

(1) = USE SET FORTH IN TRACT SUMMARY CHART IS GENERAL LAND USE; USES, INCLUDING ANCILLARY USES, ARE PERMITTED BY THE PRAIRIE CENTER MIXED USE PUD, AS MAY BE AMENDED.

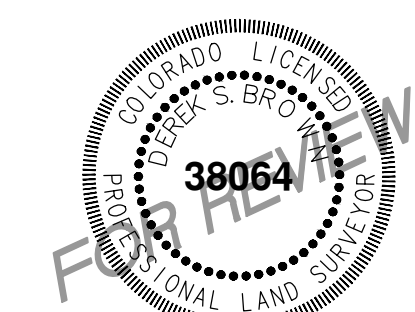
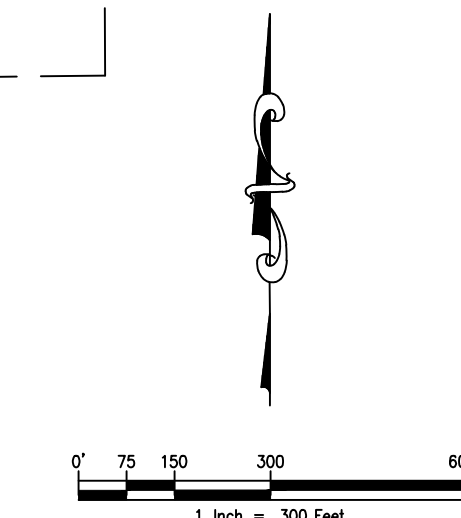
(2) = DITCH IMPROVEMENTS WITHIN THIS TRACT ARE MAINTAINED BY FARMERS RESERVOIR AND IRRIGATION COMPANY/BRIGHTON LATERAL DITCH COMPANY. TRAILS WITHIN THIS TRACT ARE MAINTAINED BY THE CITY OF BRIGHTON, EXCEPT THAT THE DISTRICT SHALL REPAIR MATERIAL DAMAGE TO TRAIL SURFACE CAUSED BY OIL AND GAS OPERATIONS.

(3) = TRACT C - AREAS THAT ARE INELIGIBLE FOR OPEN SPACE DEDICATION AREAS BELOW THE 10 YEAR WATER SURFACE ELEVATION (5081') WITHIN THE DETENTION POND = 226,311 SF (5.195 AC) SURFACE USE AGREEMENT AREA NOT OVERLAPPING DETENTION AREA = 197,634 SF (4.537 AC) TOTAL OPEN SPACE DEDICATION FOR TRACT C WITH THIS PLAT IS 1,075,434 SF (24.689 AC) - 226,311 SF (5.195 AC) - 197,634 SF (4.537 AC) = 651,489 SF (14.956 AC)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°26'28"E	282.47'
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L5	N66°30'12"E	359.12'
L6	N89°30'12"E	431.94'
L7	S00°29'48"E	182.28'
L8	S36°57'38"E	342.14'
L9	S07°14'14"E	110.89'
L10	S39°17'21"W	289.89'
L11	S07°14'14"E	144.53'
L12	N88°00'35"W	206.88'
L13	S89°35'24"W	11.92'
L14	N00°21'54"W	12.69'
L15	N00°21'54"W	60.89'
L16	N00°21'38"W	70.42'
L17	N00°22'16"W	64.00'
L18	N00°21'54"W	78.46'
L19	N00°21'54"W	254.02'
L20	N89°26'28"E	6.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°36'42"	1279.00'	259.20'
C2	85°29'36"	65.00'	96.99'
C3	87°00'42"	45.00'	68.34'
C4	3°49'52"	1267.00'	84.72'
C5	23°00'00"	1133.00'	454.82'
C6	90°00'00"	45.00'	70.69'
C7	90°02'42"	45.00'	70.72'
C8	13°15'41"	285.50'	66.08'
C9	13°15'41"	164.50'	38.07'
C10	63°14'48"	60.00'	66.23'
C11	89°59'44"	45.00'	70.68'
C12	90°00'16"	45.00'	70.69'
C13	89°59'44"	45.00'	70.68'
C14	13°15'41"	285.50'	66.08'
C15	13°15'41"	164.50'	38.07'
C16	89°48'22"	75.00'	117.56'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

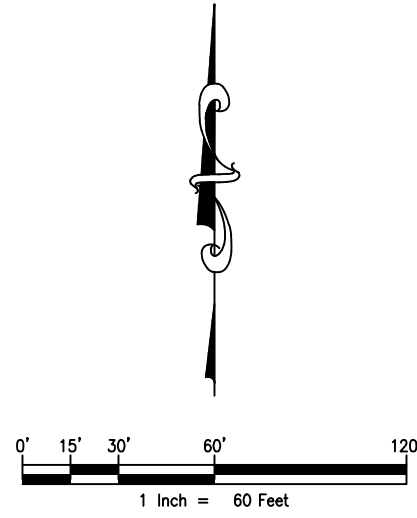
	DATE OF PREPARATION:	6-04-2015
	SCALE:	1"=300'
AzTec Proj. No.:54815-12		SHEET 2 OF 11

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

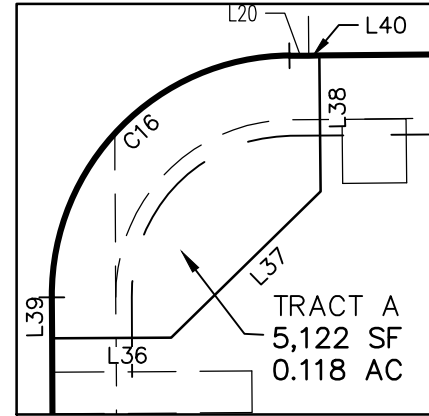
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11

LINE TABLE		
LINE	BEARING	LENGTH
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L17	N00°22'16"W	64.00'
L18	N00°21'54"W	78.46'
L20	N89°26'28"E	6.08'
L36	S89°38'06"W	37.25'
L37	S45°38'15"W	65.35'
L38	N00°33'32"W	42.45'
L39	N00°21'54"W	12.82'
L40	S89°35'24"W	3.29'

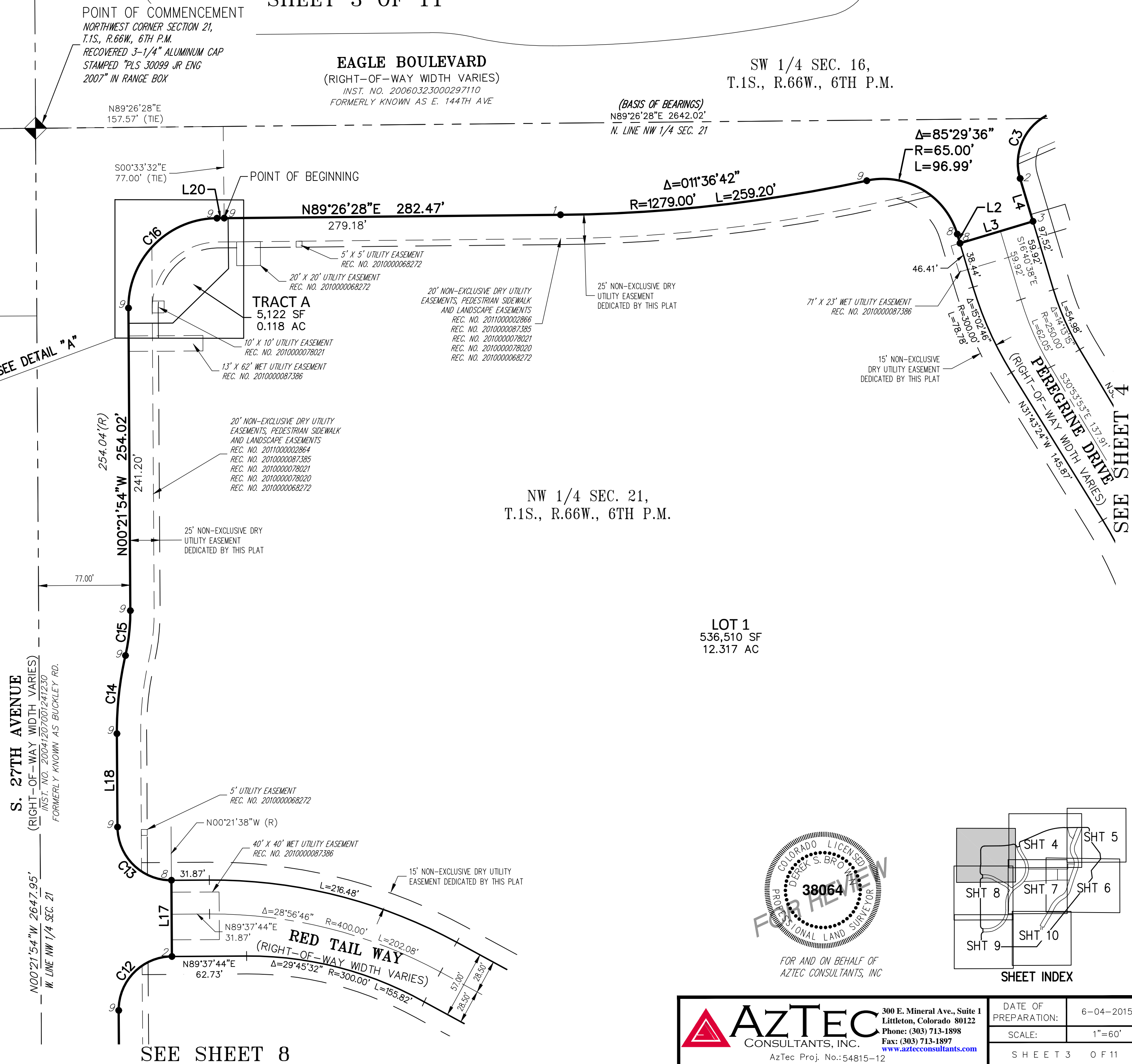


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	87°00'42"	45.00'	68.34'
C12	90°00'16"	45.00'	70.69'
C13	89°59'44"	45.00'	70.68'
C14	13°15'41"	285.50'	66.08'
C15	13°15'41"	164.50'	38.07'
C16	89°48'22"	75.00'	117.56'



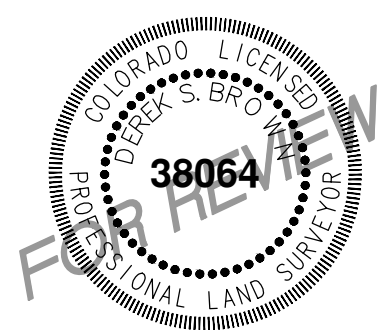
DETAIL "A"
1" = 60'

LEGEND	
	RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
1 ●	RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPED "LS 30099 JR ENG"
2 ●	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
3 ●	RECOVERED #5 REBAR - NO CAP
8 ●	RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
9 ●	RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
(R)	RECORD DISTANCE PER BUCKLEY ROAD RIGHT-OF-WAY DEDICATION PLAT (INST. NO. 20041207001241230)
	PLAT BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	LOT / TRACT LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE

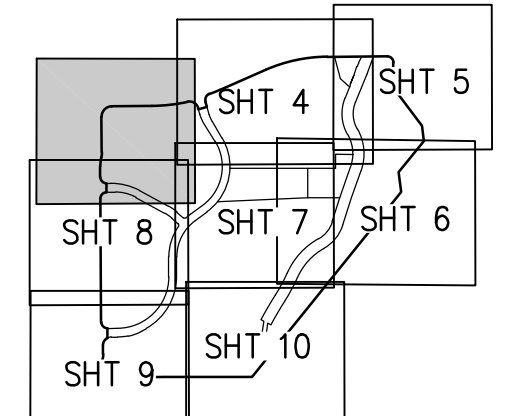


SEE SHEET 8

SEE SHEET 4



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SHEET INDEX

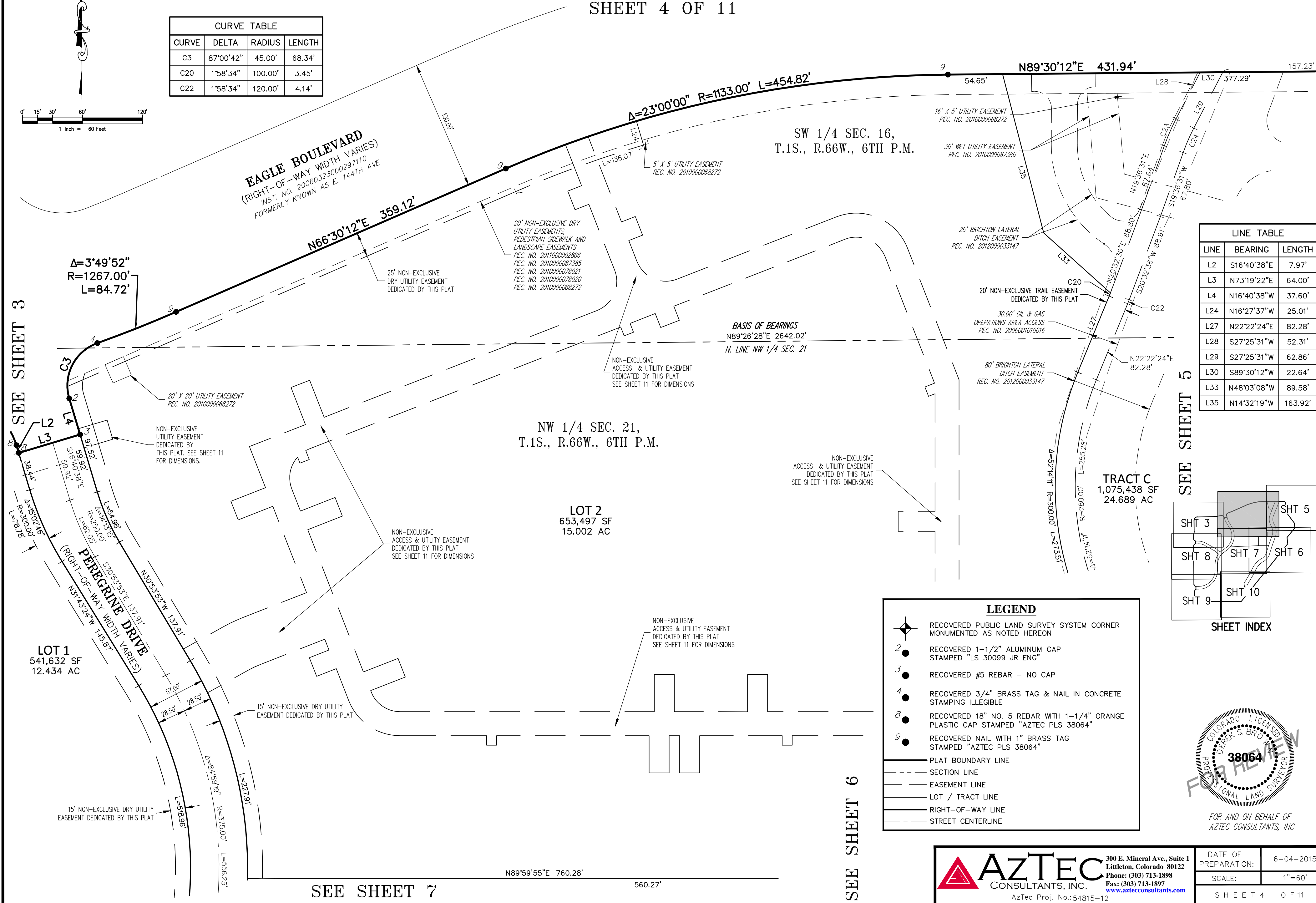
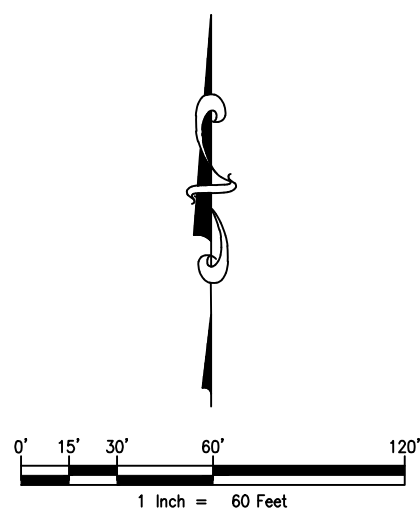
	300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 6-04-2015 SCALE: 1"=60' SHEET 3 OF 11
	Aztec Proj. No.: 54815-12	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

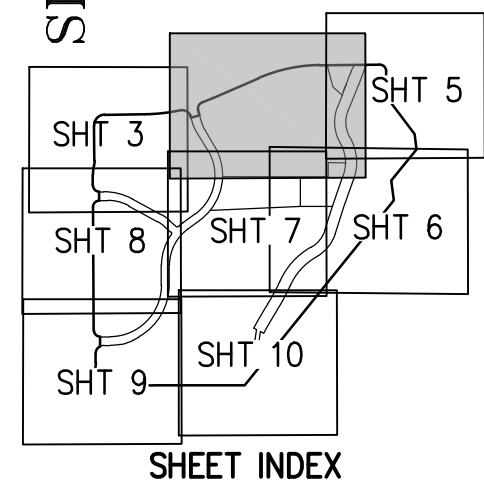
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	87°00'42"	45.00'	68.34'
C20	1°58'34"	100.00'	3.45'
C22	1°58'34"	120.00'	4.14'



LINE TABLE		
LINE	BEARING	LENGTH
L2	S16°40'38"E	7.97'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.60'
L24	N16°27'37"W	25.01'
L27	N22°22'24"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	62.86'
L30	S89°30'12"W	22.64'
L33	N48°03'08"W	89.58'
L35	N14°32'19"W	163.92'



LEGEND

- RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- RECOVERED #5 REBAR - NO CAP
- RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING ILLEGIBLE
- RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
- PLAT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 4 OF 11	

SEE SHEET 3

SEE SHEET 5

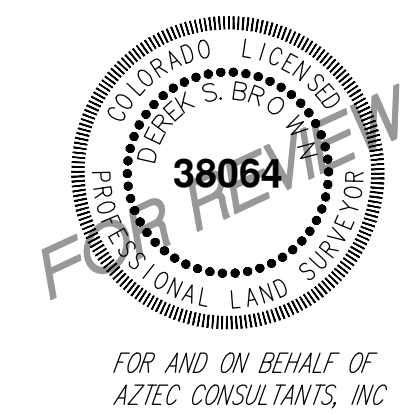
SEE SHEET 6

SEE SHEET 7

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 11



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	1°58'34"	100.00'	3.45'
C22	1°58'34"	120.00'	4.14'

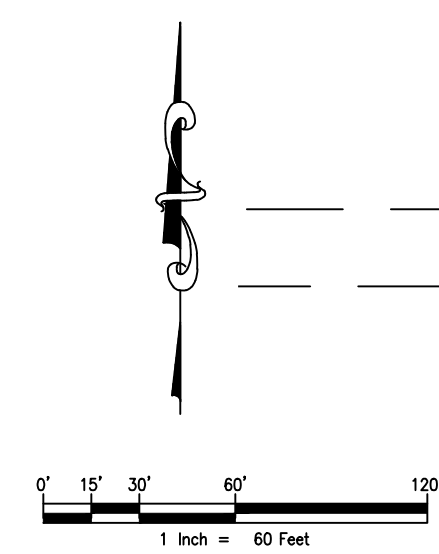
EAGLE BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)
INST. NO. 20060323000297110

SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L27	N22°22'24"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	62.86'
L30	S89°30'12"W	22.64'
L33	N48°03'08"W	89.58'
L35	N14°32'19"W	163.92'

LOT 2
653,497 SF
15.002 AC

NON-EXCLUSIVE
ACCESS & UTILITY EASEMENT
DEDICATED BY THIS PLAT
SEE SHEET 11 FOR DIMENSIONS



SEE SHEET 6

TRACT C
1,075,434 SF
24.689 AC

NW 1/4 SEC. 21,
T.1S., R.66W., 6TH P.M.

SW 1/4 SEC. 16,
T.1S., R.66W., 6TH P.M.

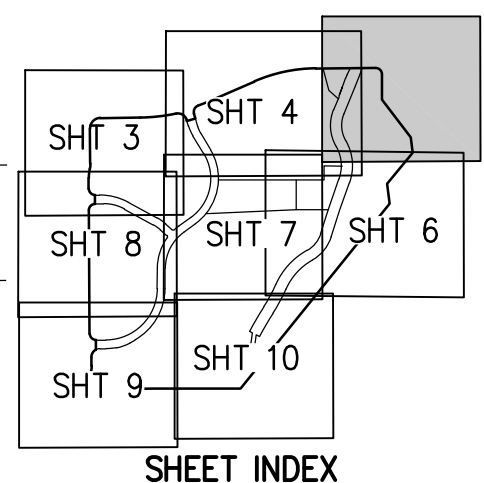
NORTH QUARTER CORNER SECTION 21,
T.1S., R.66W., 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "PLS 30099 JR ENG 2007"

BASIS OF BEARINGS
N89°26'28"E 2642.02'
N. LINE NW 1/4 SEC. 21

TRACT B
PRAIRIE CENTER MAJOR RETAIL 2
SUBDIVISION, THIRD AMENDMENT
REC. NO. 2011000076884
OWNER: PRAIRIE CENTER
RETAIL ONE LLC

LEGEND

- ◆ RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREON
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING ILLEGIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37993 V3"
- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 35585 V3"
- RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE



AZTEC
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300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 5 OF 11	

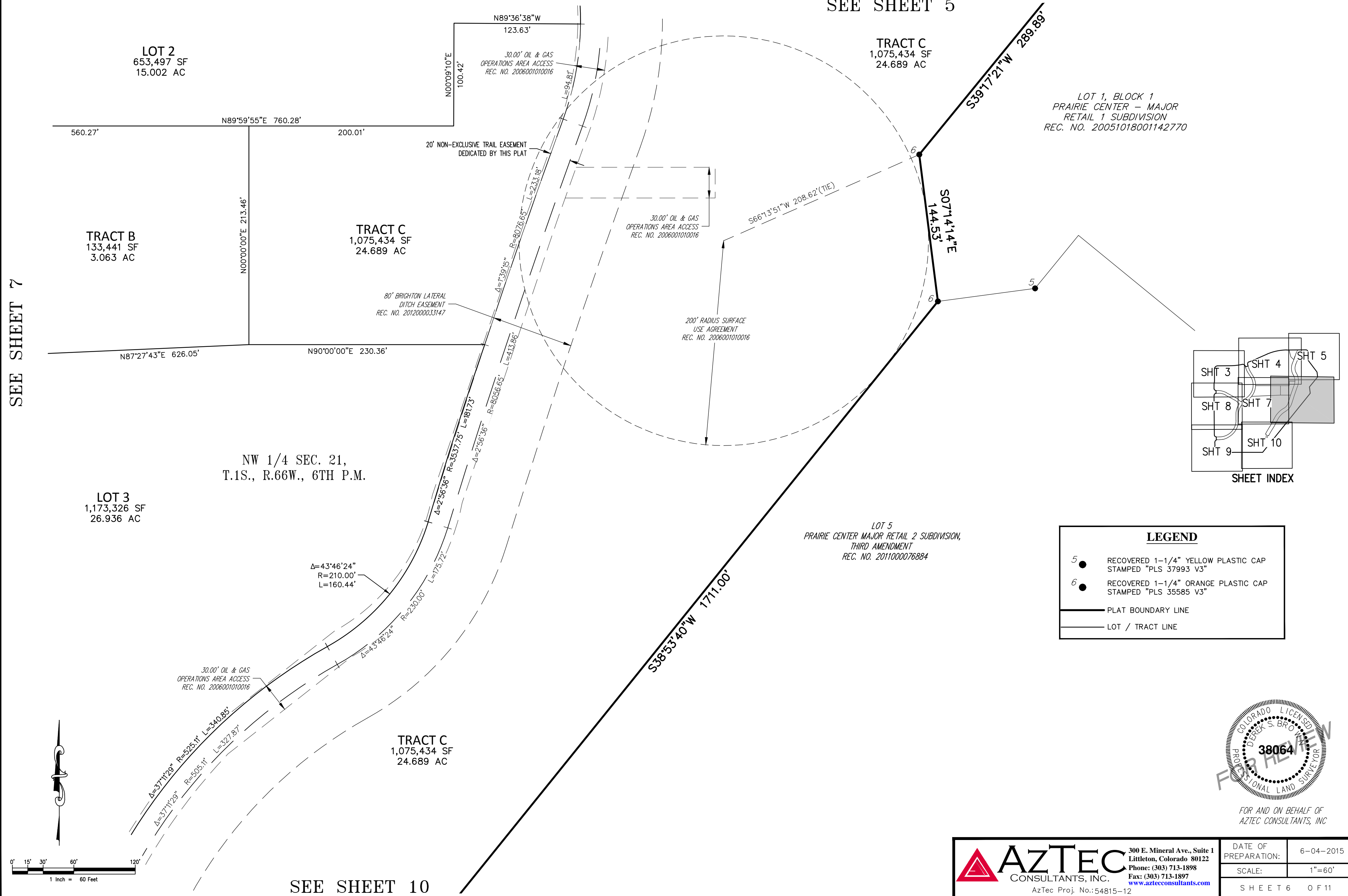
Aztec Proj. No.:54815-12

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

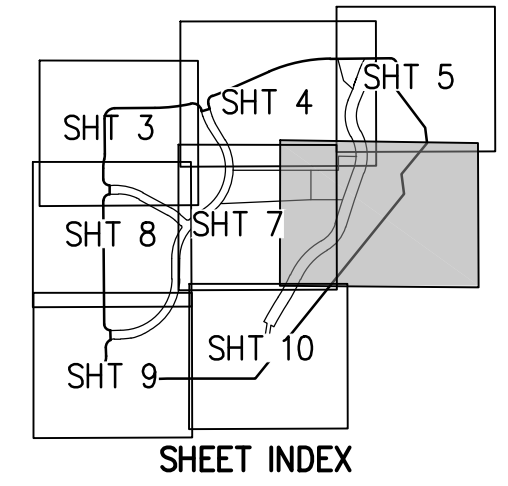
SHEET 6 OF 11

SEE SHEET 5



LOT 1, BLOCK 1
PRAIRIE CENTER - MAJOR
RETAIL 1 SUBDIVISION
REC. NO. 20051018001142770

SEE SHEET 7



LEGEND	
● 5	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37993 V3"
● 6	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 35585 V3"
—	PLAT BOUNDARY LINE
—	LOT / TRACT LINE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 10

	300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 6-04-2015 SCALE: 1"=60' SHEET 6 OF 11
	AzTec Proj. No.: 54815-12	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11

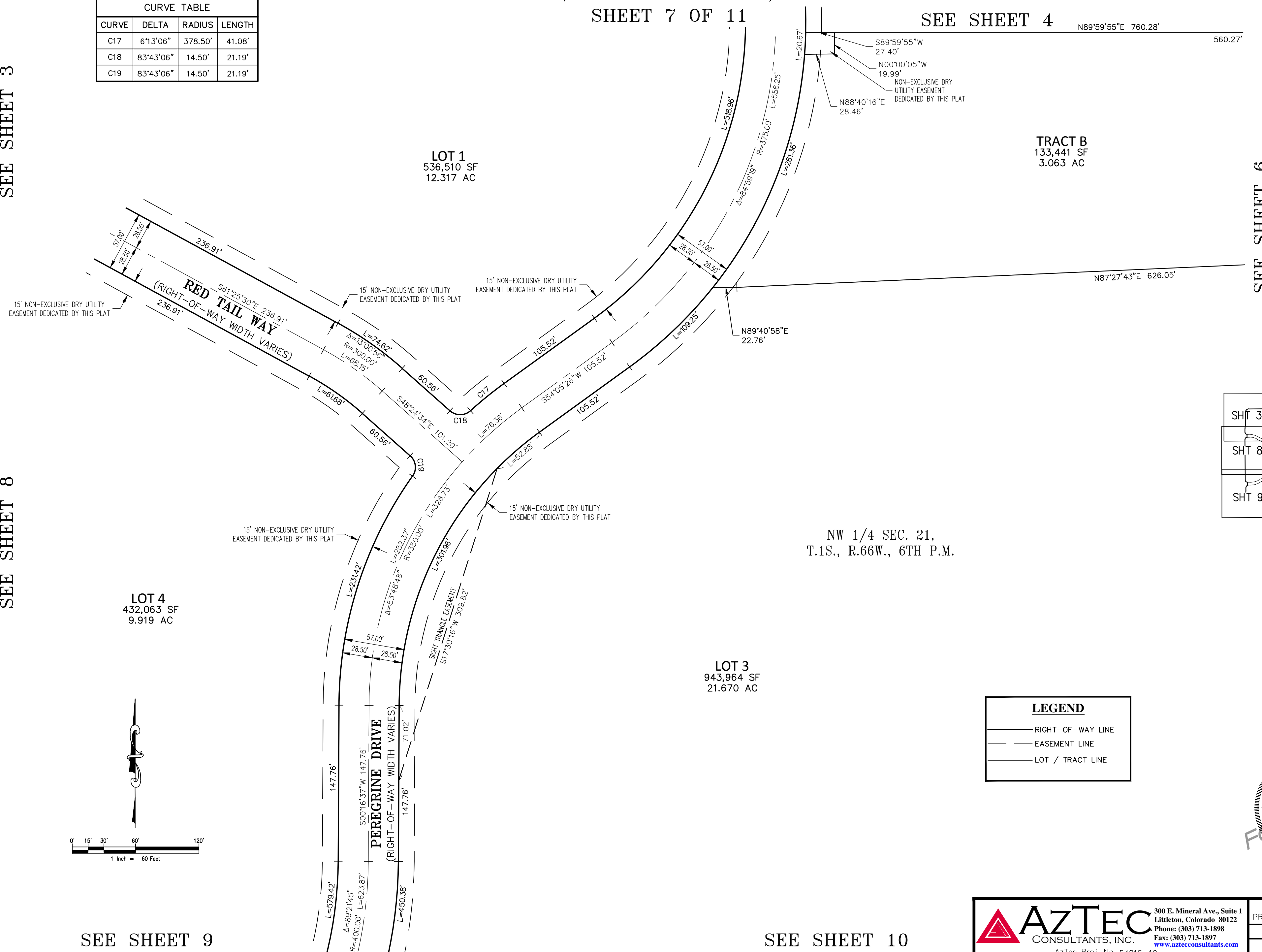
SEE SHEET 4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	6°13'06"	378.50'	41.08'
C18	83°43'06"	14.50'	21.19'
C19	83°43'06"	14.50'	21.19'

SEE SHEET 3

SEE SHEET 8

SEE SHEET 6



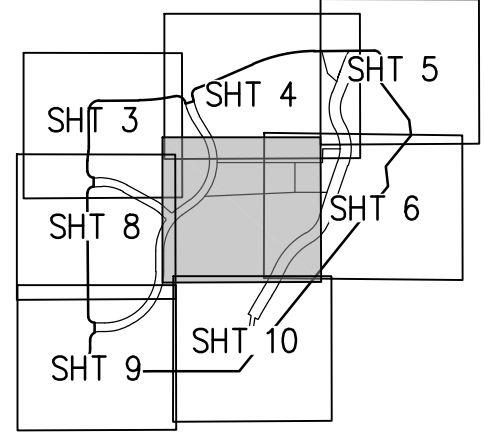
TRACT B
133,441 SF
3.063 AC

LOT 4
432,063 SF
9.919 AC

LOT 3
943,964 SF
21.670 AC

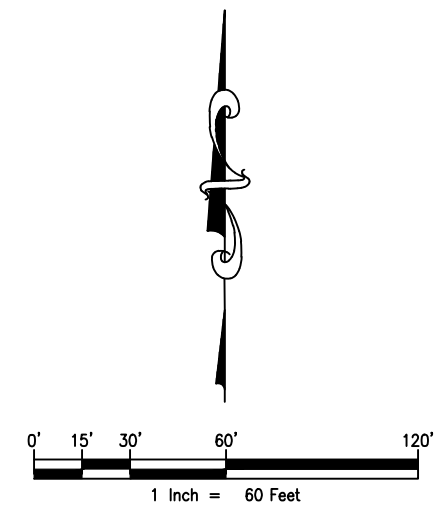
LOT 1
536,510 SF
12.317 AC

NW 1/4 SEC. 21,
T.1S., R.66W., 6TH P.M.



SHEET INDEX

LEGEND	
—	RIGHT-OF-WAY LINE
---	EASEMENT LINE
—	LOT / TRACT LINE



SEE SHEET 9

SEE SHEET 10

AZTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 54815-12



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 7 OF 11	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

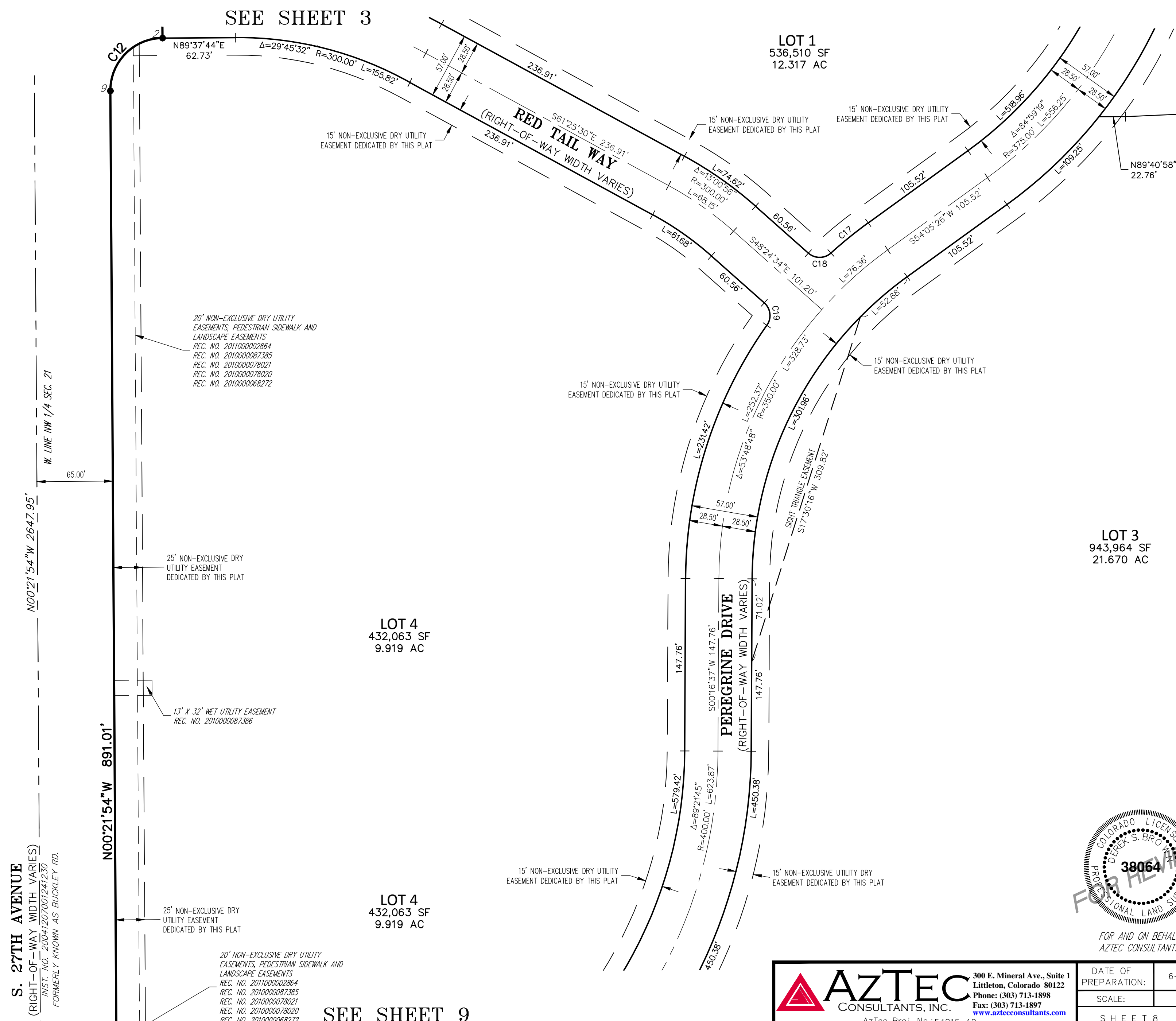
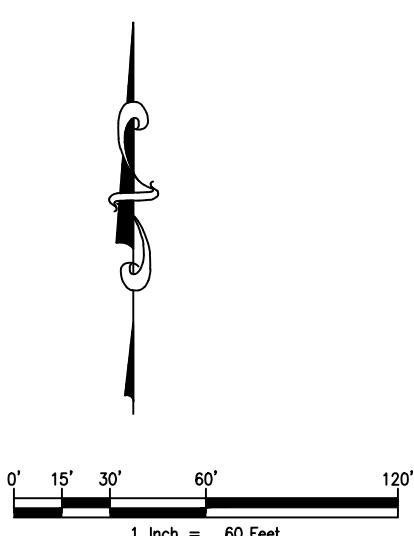
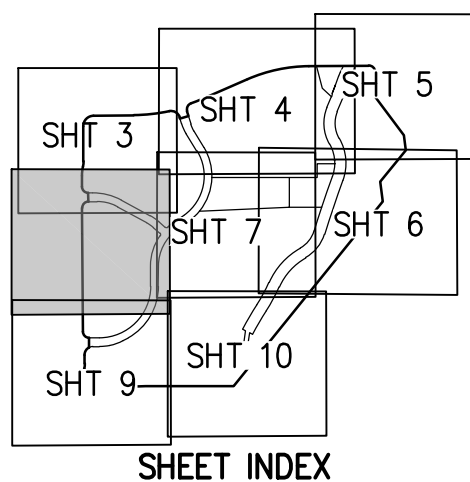
SHEET 8 OF 11

SEE SHEET 3

SEE SHEET 7

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	90°00'16"	45.00'	70.69'
C17	6°13'06"	378.50'	41.08'
C18	83°43'06"	14.50'	21.19'
C19	83°43'06"	14.50'	21.19'

LEGEND	
●	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
●	RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
—	PLAT BOUNDARY LINE
- - -	SECTION LINE
---	EASEMENT LINE
---	LOT / TRACT LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE



S. 27TH AVENUE
(RIGHT-OF-WAY WIDTH VARIES)
INST. NO. 201041207001241230
FORMERLY KNOWN AS BUCKLEY RD.

N00°21'54"W 891.01'

N00°21'54"W 2647.95'

W. LINE NW 1/4 SEC. 21

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS, PEDESTRIAN SIDEWALK AND LANDSCAPE EASEMENTS
REC. NO. 2011000002864
REC. NO. 2010000087385
REC. NO. 2010000078021
REC. NO. 2010000078020
REC. NO. 2010000068272

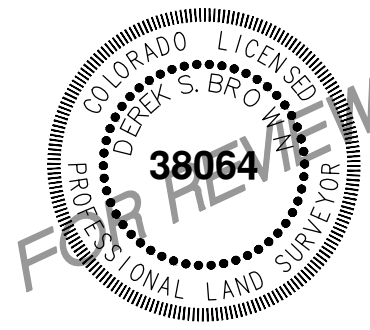
25' NON-EXCLUSIVE DRY UTILITY EASEMENT DEDICATED BY THIS PLAT

13' X 32' WET UTILITY EASEMENT
REC. NO. 2010000087386

25' NON-EXCLUSIVE DRY UTILITY EASEMENT DEDICATED BY THIS PLAT

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS, PEDESTRIAN SIDEWALK AND LANDSCAPE EASEMENTS
REC. NO. 2011000002864
REC. NO. 2010000087385
REC. NO. 2010000078021
REC. NO. 2010000078020
REC. NO. 2010000068272

SEE SHEET 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 8 OF 11	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

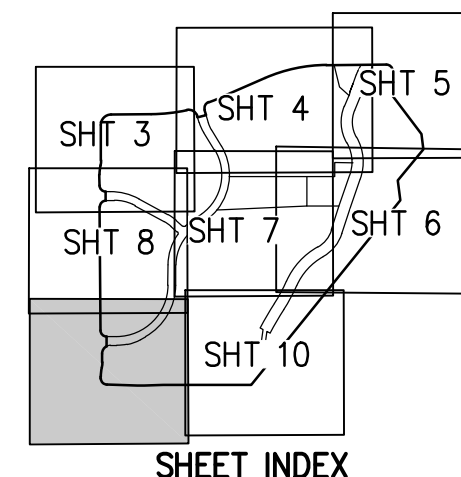
SHEET 9 OF 11

SEE SHEET 8

SEE SHEET 8

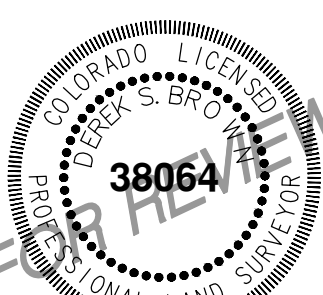
LINE TABLE		
LINE	BEARING	LENGTH
L13	S89°35'24"W	11.92'
L14	N00°21'54"W	12.69'
L15	N00°21'54"W	60.89'
L16	N00°21'38"W	70.42'
L25	N00°21'54"W	137.27'
L26	N89°35'24"E	12.34'
L31	S89°38'06"W	18.47'
L32	S89°38'06"W	19.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	90°02'42"	45.00'	70.72'
C8	13°15'41"	285.50'	66.08'
C9	13°15'41"	164.50'	38.07'
C10	63°14'48"	60.00'	66.23'
C11	89°59'44"	45.00'	70.68'
C21	31°22'40"	25.00'	13.69'
C25	4°01'13"	285.50'	20.03'



SHEET INDEX

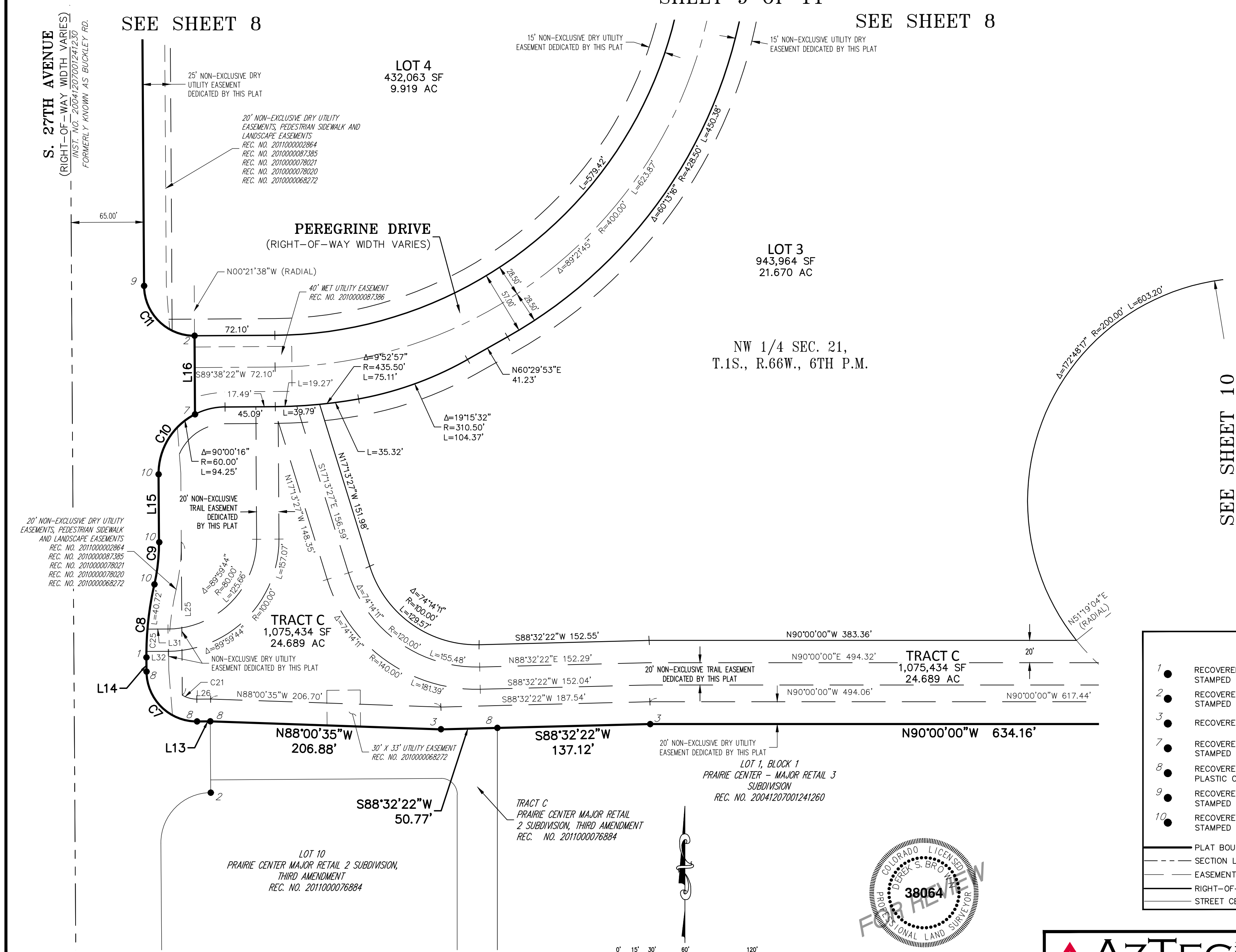
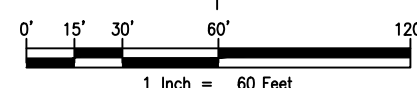
LEGEND	
1 ●	RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPED "LS 30099 JR ENG"
2 ●	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
3 ●	RECOVERED #5 REBAR - NO CAP
7 ●	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 29039 JR ENG"
8 ●	RECOVERED 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
9 ●	RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064"
10 ●	RECOVERED NAIL WITH 1" BRASS TAG STAMPED "AZTEC PLS 38064" IN EXISTING PLUG HOLE
—	PLAT BOUNDARY LINE
- - -	SECTION LINE
- · - · -	EASEMENT LINE
—	RIGHT-OF-WAY LINE
—	STREET CENTERLINE



FOR AND ON BEHALF OF
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AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-04-2015
SCALE:	1"=60'
SHEET 9 OF 11	



S. 27TH AVENUE
(RIGHT-OF-WAY WIDTH VARIES)
INST. NO. 20041207001241230
FORMERLY KNOWN AS BUCKLEY RD.

SEE SHEET 10

LOT 10
PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION,
THIRD AMENDMENT
REC. NO. 2011000076884

TRACT C
PRAIRIE CENTER MAJOR RETAIL
2 SUBDIVISION, THIRD AMENDMENT
REC. NO. 2011000076884

LOT 1, BLOCK 1
PRAIRIE CENTER - MAJOR RETAIL 3
SUBDIVISION
REC. NO. 20041207001241260

TRACT C
1,075,434 SF
24.689 AC

TRACT C
1,075,434 SF
24.689 AC

LOT 4
432,063 SF
9.919 AC

LOT 3
943,964 SF
21.670 AC

NW 1/4 SEC. 21,
T.1S., R.66W., 6TH P.M.

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 7

SHEET 10 OF 11

SEE SHEET 6

NW 1/4 SEC. 21,
T.1S., R.66W., 6TH P.M.

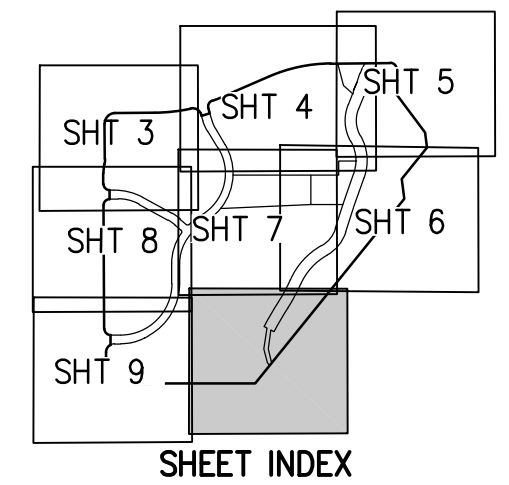
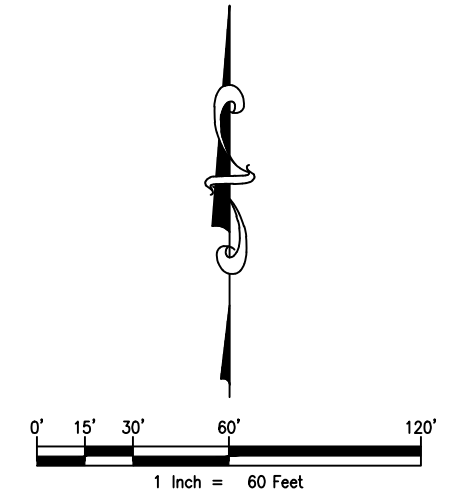
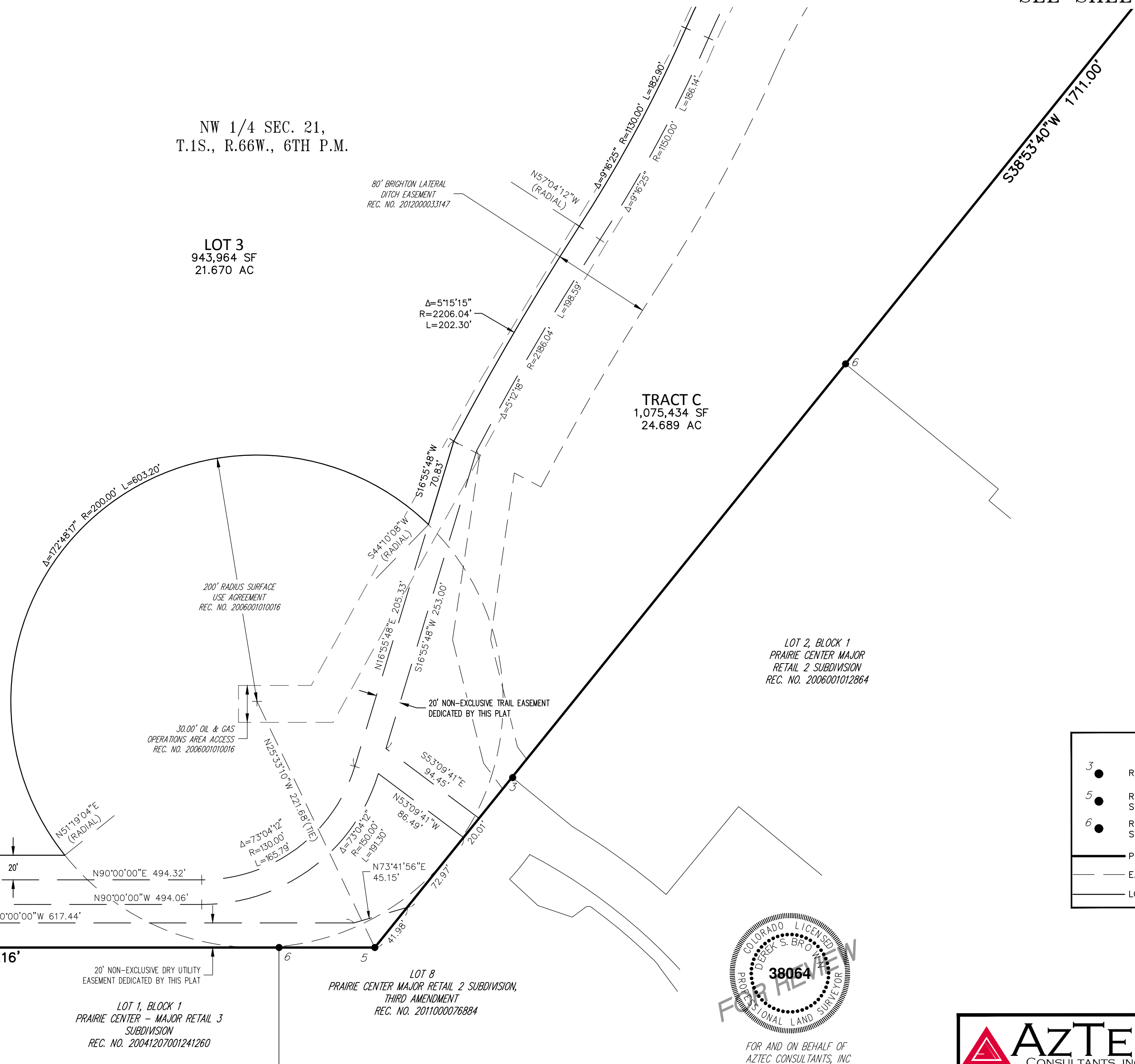
LOT 3
943,964 SF
21.670 AC

80' BRIGHTON LATERAL
DITCH EASEMENT
REC. NO. 2012000033147

$\Delta=5'15'15''$
 $R=2206.04'$
 $L=202.30'$

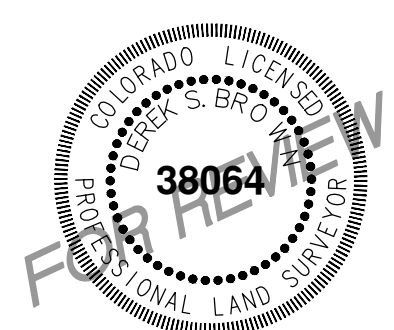
TRACT C
1,075,434 SF
24.689 AC

LOT 2, BLOCK 1
PRAIRIE CENTER MAJOR
RETAIL 2 SUBDIVISION
REC. NO. 2006001012864



LEGEND	
●	RECOVERED #5 REBAR - NO CAP
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37993 V3"
●	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 35585 V3"
—	PLAT BOUNDARY LINE
- - -	EASEMENT LINE
—	LOT / TRACT LINE

SEE SHEET 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

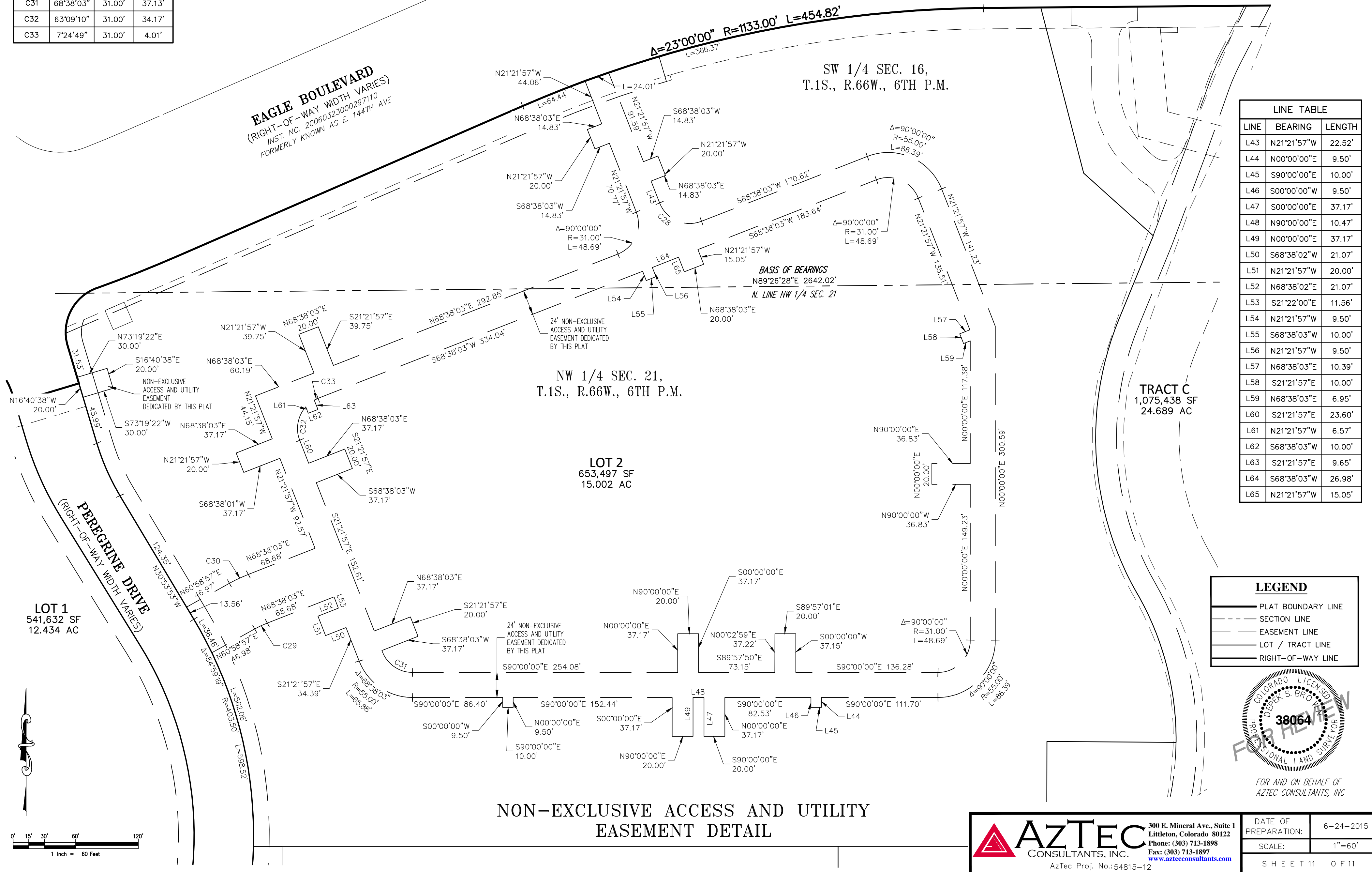
	300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 6-04-2015 SCALE: 1"=60' SHEET 10 OF 11
	AzTec Proj. No.: 54815-12	

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

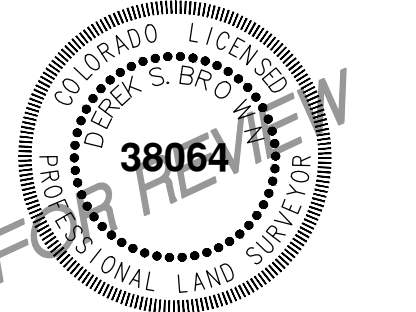
SHEET 11 OF 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	90°00'00"	31.00'	48.69'
C29	7°39'01"	100.02'	13.35'
C30	7°39'06"	150.00'	20.03'
C31	68°38'03"	31.00'	37.13'
C32	63°09'10"	31.00'	34.17'
C33	7°24'49"	31.00'	4.01'



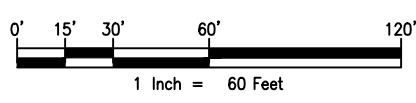
LINE TABLE		
LINE	BEARING	LENGTH
L43	N21°21'57"W	22.52'
L44	N00°00'00"E	9.50'
L45	S90°00'00"E	10.00'
L46	S00°00'00"W	9.50'
L47	S00°00'00"E	37.17'
L48	N90°00'00"E	10.47'
L49	N00°00'00"E	37.17'
L50	S68°38'02"W	21.07'
L51	N21°21'57"W	20.00'
L52	N68°38'02"E	21.07'
L53	S21°22'00"E	11.56'
L54	N21°21'57"W	9.50'
L55	S68°38'03"W	10.00'
L56	N21°21'57"W	9.50'
L57	N68°38'03"E	10.39'
L58	S21°21'57"E	10.00'
L59	N68°38'03"E	6.95'
L60	S21°21'57"E	23.60'
L61	N21°21'57"W	6.57'
L62	S68°38'03"W	10.00'
L63	S21°21'57"E	9.65'
L64	S68°38'03"W	26.98'
L65	N21°21'57"W	15.05'

LEGEND	
	PLAT BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	LOT / TRACT LINE
	RIGHT-OF-WAY LINE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DETAIL



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AzTec Proj. No.: 54815-12

DATE OF PREPARATION:	6-24-2015
SCALE:	1"=60'
SHEET 11 OF 11	