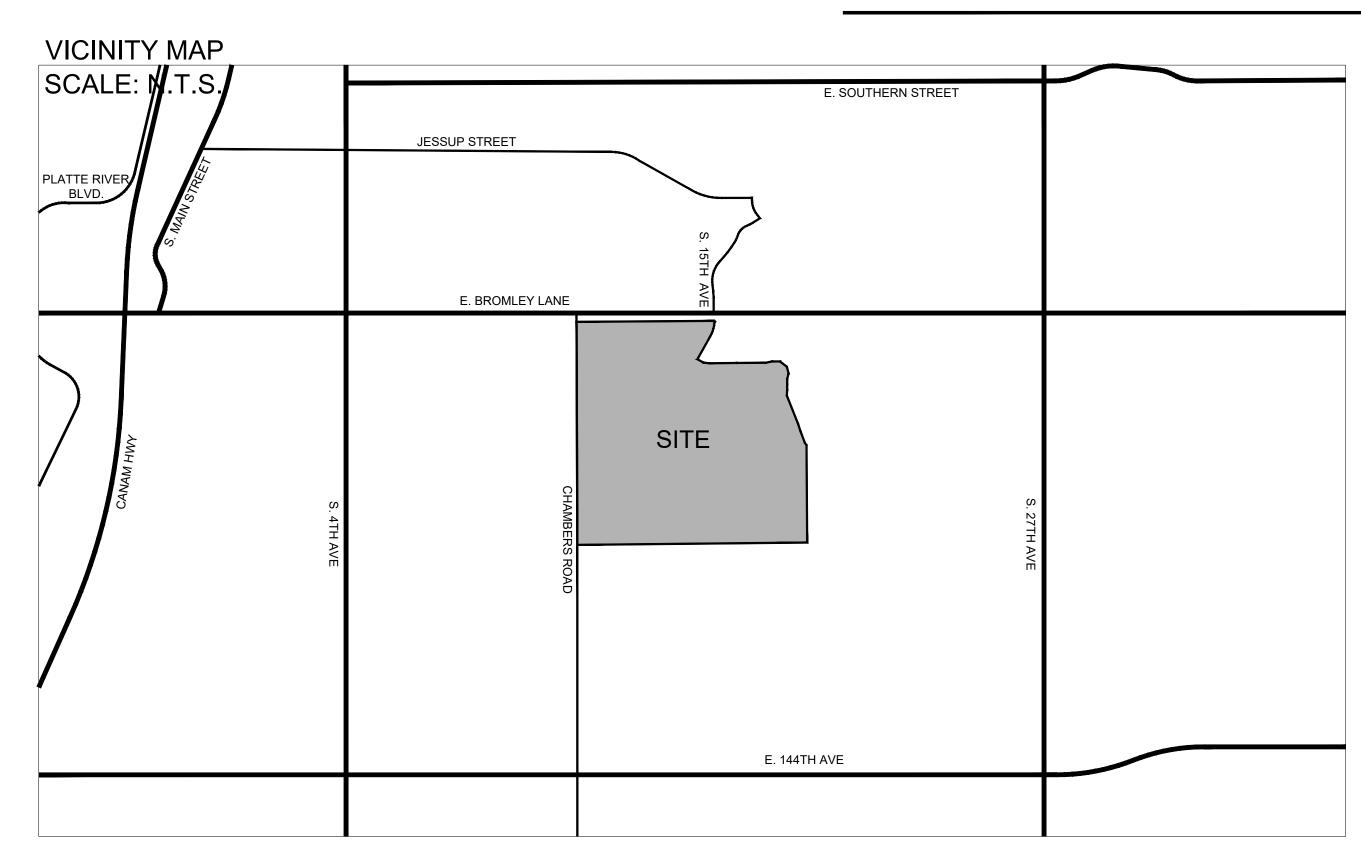
ZONING MAP AMENDMENT

BROMLEY FARMS

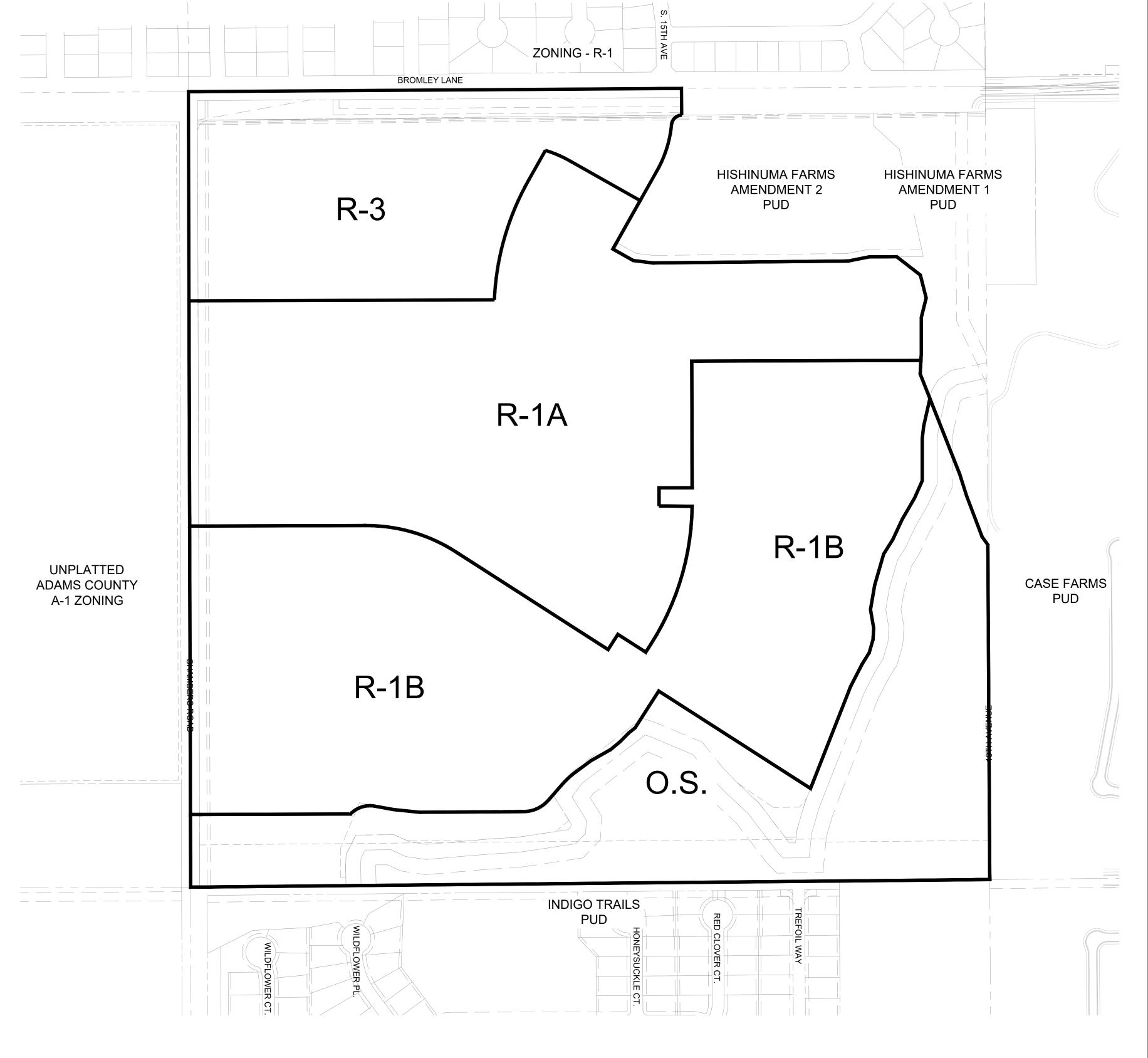


PROPERTY DESCRIPTION - OVERALL
TRACTS A, C, D, E, F, H, I, K, O AND Q,
TRACTS L, M, N AND P, BLOCK 1,
TRACTS L, M, N AND P, BLOCK 2,
TRACTS L AND P, BLOCK 3,
TRACT P, BLOCK 4,
BROMLEY FARMS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH VACATED STREETS PER CITY ORDINANCE NO. 2118 RECORDED UNDER RECEPTION NO. 2012000007120 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NO. DATE BY

*SEE SHEET ZA.2 FOR FULL LEGAL DESCRIPTIONS FOR EACH PARCEL NOTED.



NORTH SCALE

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: CITY FILE NUMBER

DRAWN BY: JAG JOB DATE: 12/06/2022 BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: PLS JOB NUMBER: 200541 0 If NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD DATE: J:\2022\220181\CAD\Dwgs\C\Zoning-Map-Amendment\Zoning-Amendment

REVISION DESCRIPTION

HRG

HR GREEN - COLORADO SPRINGS

7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919

HRGreen
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

BROMLEY FARMS
PRIVATEER BROMLEY LLC
BRIGHTON, COLORADO

ZONING MAP AMENDMENT FOR BROMLEY FARMS

SHEET ZA.1

CITY APPROVAL:

1

DRAWN BY: <u>JAG</u>

APPROVED: PLS

CAD DATE: <u>1/9/2023</u>

ZONING MAP AMENDMENT

FOLLOWS:

OF BEGINNING;

OF 315.32 FEET, TO A POINT OF TANGENT;

THENCE S57°18'39"E A DISTANCE OF 602.10 FEET;

THENCE N32°41'21"E A DISTANCE OF 60.16 FEET;

THENCE S57°27'14"E A DISTANCE OF 110.08 FEET;

THENCE N32°32'46"E A DISTANCE OF 32.50 FEET;

THENCE N31°19'20"E A DISTANCE OF 37.20 FEET;

THENCE N28°52'26"E A DISTANCE OF 37.20 FEET;

THENCE N26°25'32"E A DISTANCE OF 37.20 FEET;

THENCE N23°58'39"E A DISTANCE OF 37.20 FEET;

THENCE N21°31'45"E A DISTANCE OF 37.20 FEET

THENCE N19°04'51"E A DISTANCE OF 37.20 FEET

THENCE N16°37'57"E A DISTANCE OF 37.20 FEET;

THENCE N14°11'04"E A DISTANCE OF 37.20 FEET

THENCE N11°44'10"E A DISTANCE OF 37.20 FEET;

THENCE N09°17'16"E A DISTANCE OF 37.20 FEET:

THENCE N06°50'23"E A DISTANCE OF 37.20 FEET;

THENCE N04°23'29"E A DISTANCE OF 37.20 FEET;

THENCE N01°56'35"E A DISTANCE OF 37.20 FEET;

THENCE N89°16'52"W A DISTANCE OF 110.00 FEET

THENCE N00°09'34"W A DISTANCE OF 48.34 FEET;

THENCE N89°50'26"E A DISTANCE OF 110.00 FEET;

THENCE N00°09'34"W A DISTANCE OF 421.00 FEET;

THENCE S06°35'56"W A DISTANCE OF 41.28 FEET;

THENCE S00°00'09"E A DISTANCE OF 140.94 FEET;

THENCE S24°00'41"W A DISTANCE OF 62.89 FEET;

THENCE S30°11'26"W A DISTANCE OF 82.06 FEET;

THENCE S24°58'34"W A DISTANCE OF 74.15 FEET;

THENCE S32°13'43"W A DISTANCE OF 56.47 FEET;

THENCE S16°06'45"W A DISTANCE OF 108.01 FEET;

THENCE S09°41'13"W A DISTANCE OF 82.08 FEET;

THENCE S09°43'57"E A DISTANCE OF 62.48 FEET;

THENCE S03°25'45"W A DISTANCE OF 38.25 FEET;

THENCE S16°01'49"W A DISTANCE OF 45.17 FEET;

THENCE S31°48'25"W A DISTANCE OF 45.92 FEET;

THENCE S27°10'05"W A DISTANCE OF 82.38 FEET;

THENCE S21°27'27"W A DISTANCE OF 345.99 FEET;

THENCE S21°26'45"W A DISTANCE OF 18.53 FEET;

THENCE N57°18'39"W A DISTANCE OF 599.69 FEET;

THENCE S32°41'21"W A DISTANCE OF 145.15 FEET;

THENCE S50°51'53"W A DISTANCE OF 28.02 FEET;

OF 00°52'43" AND AN ARC LENGTH OF 11.66 FEET, TO A POINT OF TANGENT;

AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

THENCE ON SAID WESTERLY LINE, S03°08'49"W A DISTANCE OF 44.78 FEET;

THENCE CONTINUING ON SAID WESTERLY LINE, S21°31'15"E A DISTANCE OF 88.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S12°42'37"W A DISTANCE OF 93.65 FEET;

PROPERTY DESCRIPTION - R-1B

BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER

OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'26"E A DISTANCE OF 555.92 FEET, TO A POINT OF CURVE;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 1443.80 FEET, TO THE POINT

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°16'52"W, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE

THENCE N89°50'26"E A DISTANCE OF 761.79 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT

PRINCIPAL MERIDIAN. BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END

RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER

PROPERTY DESCRIPTION - OPEN SPACE

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 2,402.51 FEET, TO THE POINT OF BEGINNING:

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'26"E A DISTANCE OF 501.80 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°12'41"E, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°36'42" AND AN ARC LENGTH OF 82.64 FEET, TO A POINT OF NON-TANGENT;

THENCE S79°48'56"E A DISTANCE OF 70.49 FEET;

THENCE S84°12'50"E A DISTANCE OF 86.87 FEET;

THENCE N89°38'29"E A DISTANCE OF 345.01 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 93.13 FEET, TO A POINT OF TANGENT;

THENCE N41°07'58"E A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.63 FEET, TO A POINT OF TANGENT;

THENCE N53°31'40"E A DISTANCE OF 64.99 FEET;

THENCE N60°29'57"E A DISTANCE OF 75.40 FEET;

THENCE N50°02'32"E A DISTANCE OF 41.74 FEET;

THENCE N44°42'30"E A DISTANCE OF 38.90 FEET;

THENCE N50°51'53"E A DISTANCE OF 28.02 FEET; THENCE N32°41'21"E A DISTANCE OF 145.15 FEET;

THENCE S57°18'39"E A DISTANCE OF 599.69 FEET;

THENCE N21°26'45"E A DISTANCE OF 18.53 FEET;

THENCE N21°27'27"E A DISTANCE OF 345.99 FEET

THENCE N27°10'05"E A DISTANCE OF 82.38 FEET;

THENCE N31°48'25"E A DISTANCE OF 45.92 FEET;

THENCE N16°01'49"E A DISTANCE OF 45.17 FEET;

THENCE N03°25'45"E A DISTANCE OF 38.25 FEET;

THENCE N09°43'57"W A DISTANCE OF 62.48 FEET;

THENCE N09°41'13"E A DISTANCE OF 82.08 FEET;

THENCE N16°06'45"E A DISTANCE OF 108.01 FEET;

THENCE N32°13'43"E A DISTANCE OF 56.47 FEET; THENCE N24°58'34"E A DISTANCE OF 74.15 FEET;

THENCE N30°11'26"E A DISTANCE OF 82.06 FEET;

THENCE N24°00'41"E A DISTANCE OF 62.89 FEET;

THENCE N00°00'09"W A DISTANCE OF 140.94 FEET;

THENCE N06°35'56"E A DISTANCE OF 41.28 FEET;

THENCE N12°42'37"E A DISTANCE OF 93.65 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

S21°31'15"E A DISTANCE OF 269.97 FEET;

S17°37'38"E A DISTANCE OF 76.24 FEET;

3. S20°44'45"E A DISTANCE OF 145.35 FEET;

4. S35°41'17"E A DISTANCE OF 32.72 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID EAST LINE, S00°19'34"E A DISTANCE OF 1,112.60 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ON SAID SOUTH LINE, S89°27'27"W A DISTANCE OF 2,626.75 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

THENCE CONTINUING ON SAID SOUTH LINE, S89°27'27"W A DISTANCE OF 30.00 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 241.48 FEET, TO THE POINT OF BEGINNING.

12/06/2022

CONTAINING A CALCULATED AREA OF 1,300,492 SQUARE FEET OR 29.8552 ACRES.

JOB DATE:

JOB NUMBER: <u>200541</u>

BROMLEY FARMS

PROPERTY DESCRIPTION - R-1A

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 695.21 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°49'54"E A DISTANCE OF 985,24 FEET, TO A POINT OF NON-TANGENT CURVE:

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°32'45"E, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 26°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF TANGENT;

THENCE N29°27'12"E A DISTANCE OF 114.16 FEET, TO A POINT OF NON-TANGENT CURVE:

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$16°57'38"W, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF TANGENT;

THENCE S60°32'48"E A DISTANCE OF 269.74 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT J, THE FOLLOWING SIX (6) COURSES:

S29°27'07"W A DISTANCE OF 184.80 FEET;

S60°32'53"E A DISTANCE OF 77.74 FEET;

S82°48'55"E A DISTANCE OF 64.67 FEET;

4. N89°27'07"E A DISTANCE OF 650.00 FEET;

N78°46'02"E A DISTANCE OF 71.24 FEET;

6. N89°34'57"E A DISTANCE OF 91.94 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

S52°11'59"E A DISTANCE OF 99.71 FEET;

2. S14°08'04"E A DISTANCE OF 78.68 FEET:

3. S14°07'00"W A DISTANCE OF 67.15 FEET;

4. S00°02'49"E A DISTANCE OF 121.87 FEET;

5. S03°08'49"W A DISTANCE OF 20.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S89°50'26"W A DISTANCE OF 761,79 FEET

THENCE S00°09'34"E A DISTANCE OF 421.00 FEET;

THENCE S89°50'26"W A DISTANCE OF 110.00 FEET;

THENCE S00°09'34"E A DISTANCE OF 48.34 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE OF 00°52'43" AND AN ARC LENGTH OF 11.66 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°16'52"E A DISTANCE OF 110.00 FEET;

THENCE S01°56'35"W A DISTANCE OF 37.20 FEET;

THENCE S04°23'29"W A DISTANCE OF 37.20 FEET;

THENCE S06°50'23"W A DISTANCE OF 37.20 FEET;

THENCE S09°17'16"W A DISTANCE OF 37.20 FEET; THENCE S11°44'10"W A DISTANCE OF 37.20 FEET;

THENCE S14°11'04"W A DISTANCE OF 37.20 FEET;

THENCE S16°37'57"W A DISTANCE OF 37.20 FEET;

THENCE S19°04'51"W A DISTANCE OF 37.20 FEET;

THENCE S21°31'45"W A DISTANCE OF 37.20 FEET;

THENCE S26°25'32"W A DISTANCE OF 37.20 FEET;

THENCE S23°58'39"W A DISTANCE OF 37.20 FEET;

THENCE S28°52'26"W A DISTANCE OF 37.20 FEET;

THENCE S31°19'20"W A DISTANCE OF 37.20 FEET;

THENCE S32°32'46"W A DISTANCE OF 32.50 FEET;

THENCE N57°27'14"W A DISTANCE OF 110.08 FEET;

REVISION DESCRIPTION

THENCE S32°41'21"W A DISTANCE OF 60.16 FEET;

THENCE N57°18'39"W A DISTANCE OF 602.10 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH OF

THENCE S89°50'26"W A DISTANCE OF 555.92 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 748.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,920,246 SQUARE FEET OR 44.0828 ACRES.

HR GREEN - COLORADO SPRINGS 7222 COMMERCE CENTER DR SUITE 220 COLORADO SPRINGS CO 80919 PHONE: 719.300.4140 TOLL FREE: 800.728.7805

BROMLEY FARMS PRIVATEER BROMLEY LLC BRIGHTON, COLORADO

THENCE S44°42'30"W A DISTANCE OF 38.90 FEET;

THENCE S50°02'32"W A DISTANCE OF 41.74 FEET;

THENCE S60°29'57"W A DISTANCE OF 75.40 FEET;

THENCE S53°31'40"W A DISTANCE OF 64.99 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.63 FEET, TO A POINT OF TANGENT;

THENCE S41°07'58"W A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 93.13 FEET, TO A POINT OF TANGENT;

THENCE S89°38'29"W A DISTANCE OF 345.01 FEET;

THENCE N84°12'50"W A DISTANCE OF 86.87 FEET

THENCE N79°48'56"W A DISTANCE OF 70.49 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$06°24'01"W, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°36'42" AND AN ARC LENGTH OF 82.64 FEET, TO A POINT OF NON-TANGENT:

THENCE S89°50'26"W A DISTANCE OF 501.80 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 958.72 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,102,864 SQUARE FEET OR 48.2751 ACRES.

PROPERTY DESCRIPTION - R-3

A PARCEL OF LAND BEING A PORTION OF BROMLEY LANE, A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N89°37'34"E A DISTANCE OF 1639.31 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°22'26"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE;

THENCE S00°22'26"E A DISTANCE OF 58.85 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING THREE COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$00°59'14"E, HAVING A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 83°31'26" AND AN ARC LENGTH OF 50.00 FEET. TO A POINT OF REVERSE CURVE:
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 23°57'47" AND AN ARC LENGTH OF 162.27 FEET, TO A POINT OF TANGENT;
- S29°27'07"W A DISTANCE OF 113.93 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N60°32'48"W A DISTANCE OF 269.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF NON-TANGENT;

THENCE S29°27'12"W A DISTANCE OF 114.16 FEET, TO A POINT OF CURVE;

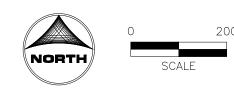
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 26°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°49'54"W A DISTANCE OF 985.24 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD; THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 695.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 893,368 SQUARE FEET OR 20.5089 ACRES.

CITY APPROVAL:



NOT FOR CONSTRUCTION

LAND USE REVIEW FILE NO: CITY FILE NUMBER

NO. DATE BY

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY CAD FILE: J:\2022\220181\CAD\Dwgs\C\Zoning-Map-Amendment\Zoning-Amendment

BAR IS ONE INCH ON

OFFICIAL DRAWINGS.

ZONING MAP AMENDMENT FOR BROMLEY FARMS

ZONING MAP AMENDMENT