

BRIGHTON CROSSING FILING NO. 3, 7th AMENDMENT

PLAT AMENDMENT

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 17, LOT 1, BLOCK 18,
 BRIGHTON CROSSING FILING NO. 3
 IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
 RANGE 66 WEST OF THE 6TH P.M.
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

COVER SHEET

Galloway
 Planning. Architecture. Engineering.
 6162 S. Willow Drive, Suite 320
 Greenwood Village, CO 80111
 303.770.8884
 www.gallowayUS.com
©2016, Galloway & Company, Inc. All Rights Reserved

CITY OF BRIGHTON
 COUNTY OF ADAMS
 STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT S3L HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF ALL THAT REAL PROPERTY SITUATED IN ADAMS COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "BRIGHTON CROSSING FILING NO. 3", A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

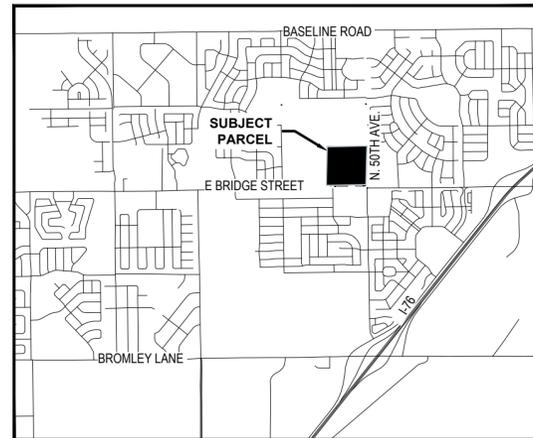
AND
 LOT 1, BLOCK 18; BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL CONTAINS 939,836 SQUARE FEET OR 21.58 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATED AND SUBDIVIDED THE SAME INTO (TRACTS, LOTS, OUTLOTS) AS SHOWN HEREON AND DESIGNATE THE SAME AS "BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT," IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE THE PEDESTRIAN ACCESS EASEMENTS SHOWN HEREON FOR PEDESTRIAN ACCESS PURPOSES ONLY, THE ACCESS EASEMENTS SHOWN HEREON FOR ACCESS PURPOSES ONLY, THE EMERGENCY ACCESS EASEMENTS FOR EMERGENCY ACCESS PURPOSES ONLY, THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES ONLY AND THE DRAINAGE EASEMENTS SHOWN HEREON FOR DRAINAGE PURPOSES ONLY.

EXECUTED THIS ____ DAY OF _____, 20__ A.D.

S3L HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY



VICINITY MAP
 NOT TO SCALE

PROPERTY DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3,
 COUNTY OF ADAMS, STATE OF COLORADO.
 AND
 LOT 1, BLOCK 18, BRIGHTON CROSSING FILING NO. 3,
 COUNTY OF ADAMS, STATE OF COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND
 RECORDER OF ADAMS COUNTY, COLORADO, AT _____ O'CLOCK, THIS ____
 _____ DAY OF _____, 20__ AD.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY ON WHICH IT IS BASED UPON IS ACCURATELY REPRESENTED ON THIS PLAT AND THE MONUMENTS FOUND OR SET ARE AS SHOWN HEREON.

BRIAN J. DENNIS
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PLAT AMENDMENT
 BRIGHTON CROSSING
 FILING NO. 3,
 7TH AMENDMENT

#	Date	Issue / Description	Init.
1	2/13/19	CITY COMMENTS	AN
2	4/11/19	LOTS CHANGES	AN

Project No:	S3L000005.01
Drawn By:	AN
Checked By:	BJD
Date:	10/26/18

BRIGHTON CROSSING FILING NO. 3, 7th AMENDMENT

PLAT AMENDMENT

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 17, LOT 1, BLOCK 18,
BRIGHTON CROSSING FILING NO. 3
IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com

©2016, Galloway & Company, Inc. All Rights Reserved

PROPERTY DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.
AND
LOT 1, BLOCK 18, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.

PLAT NOTES

- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. BASED ON SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, CONSIDERED TO BEAR, NORTH 89°17'56" EAST MONUMENTED AS SHOWN.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- PROPERTY INFORMATION BINDER PROVIDED BY CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABC 70555773, WITH AN EFFECTIVE DATE OF AUGUST 31, 2017 AT 5:00 P.M.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08001C0332H, HAVING AN MAP REVISED DATE OF MARCH 5, 2007, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- LAST DATE OF FIELD INSPECTION WAS ON DECEMBER 11, 2018.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 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. C.R.S. 13-80-105(3)(A).
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY, INC., RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT NOTED AS, TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ABC70555773, WITH AN EFFECTIVE DATE OF AUGUST 31, 2017 AT 5:00 PM.
- TRACT JJ IS A INGRESS/EGRESS AND UTILITY EASEMENT FOR PUBLIC UTILITIES, (PUBLIC WATER AND SANITARY MAINS) OVER ROADS A, B & C.
- ALL STORM DRAINAGE FACILITIES REPRESENTED TO BE IN A PUBLIC EASEMENT ON THIS PLAT ARE HEREBY DEDICATED TO THE SOUTH BEEBE DRAW METROPOLITAN DISTRICT.
- THE BROMLEY PARK TOWN CENTER COMMERCIAL & MULTI-FAMILY DESIGN STANDARDS & GUIDELINES, AS MAY AMENDED FROM TIME TO TIME, SHALL GOVERN ALL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT ON THE LOTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.57	S7°31'04"W
L2	35.97	N88°54'21"E
L3	710.67	N88°54'04"E
L4	36.22	S84°45'48"E
L5	9.33	N36°05'56"W
L6	32.52	S89°17'51"W
L7	70.17	S88°54'04"W
L8	9.22	N36°05'56"W
L9	14.20	S88°54'04"W
L10	9.22	S33°54'04"W
L11	8.78	S0°42'04"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	55.00	86.78	90°23'52"	S44°06'00"W	78.05
C2	55.00	71.06	74°01'43"	N38°35'09"W	66.22
C3	55.00	71.41	74°23'33"	S36°12'22"W	66.50
C4	28.00	43.79	89°36'08"	S44°05'56"W	39.46
C5	55.00	71.52	74°30'03"	N53°27'01"W	66.58
C6	18.00	28.15	89°36'08"	S44°05'36"W	25.36
C7	18.00	28.40	90°23'44"	N45°54'01"W	25.54
C8	18.00	28.27	90°00'00"	S44°17'56"W	25.46
C9	18.00	28.27	90°00'00"	S45°42'04"E	25.46
C10	28.00	43.98	90°00'00"	N44°17'56"E	39.60
C11	63.50	99.75	90°00'00"	N44°17'56"E	89.80
C12	18.00	28.27	90°00'00"	S45°42'04"E	25.46
C13	18.00	28.27	90°00'00"	S44°17'56"W	25.46
C14	18.00	10.30	32°47'28"	S17°05'48"E	10.16
C15	42.00	6.92	9°26'27"	S05°25'22"E	6.91
C16	18.00	28.27	90°00'01"	N44°17'56"E	25.46
C17	18.00	28.27	90°00'00"	S45°42'09"E	25.46
C18	63.50	51.20	46°11'51"	N22°23'52"E	49.82
C19	63.50	41.17	37°08'41"	N64°04'08"E	40.45
C20	63.50	7.38	6°39'27"	N85°58'12"E	7.37
C21	14.00	10.63	43°30'54"	N22°27'26"W	10.38
C22	22.00	16.40	42°42'22"	N22°51'35"W	16.02
C23	54.00	84.82	89°59'50"	N44°17'56"E	76.37
C24	18.00	17.15	54°35'44"	N63°24'02"W	16.51
C25	8.00	12.57	89°58'55"	N44°17'56"E	11.31
C26	8.00	12.51	89°37'13"	S44°06'00"W	11.27
C27	18.00	17.28	54°59'31"	N63°35'56"W	16.62
C28	18.00	17.28	54°59'09"	S61°24'04"W	16.62

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PLAT AMENDMENT
BRIGHTON CROSSING
FILING NO. 3,
7TH AMENDMENT

LAND USE SUMMARY						
BRIGHTON CROSSING FILING NO. 3						
7TH AMENDMENT						
TRACT	AREA	AREA ACRES	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
JJ	59,734	1.37	BCMD4	BCMD4	INGRESS/EGRESS AND UTILITY EASEMENT	
TOTAL	59,734	1.37				6.36%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
RIGHT OF WAY	AREA	AREA ACRES				
INTERNAL ROADWAY RIGHT OF WAY	39,847	0.91				4.24%
LOTS						
	AREA SQUARE FEET	NUMBER OF LOTS				
LOTS 1-8, BLOCK 17	771,374	8				
LOT 1, BLOCK 18	68,881	1				
TOTAL	840,255	9				89.40%
	19.29					
TOTAL AREA	TOTAL AREA	21.58	TOTAL PERCENTAGE			100.00%

BCMD4 = BRIGHTON CROSSING METRO DISTRICT NO. 4

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

#	Date	Issue / Description	Init.
1	2/13/19	CITY COMMENTS	AN
2	4/11/19	LOTS CHANGES	AN

Project No: S3L000005.01

Drawn By: AN

Checked By: BJD

Date: 10/26/18

BRIGHTON CROSSING FILING NO. 3, 7th AMENDMENT

PLAT AMENDMENT

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 17, LOT 1, BLOCK 18,
BRIGHTON CROSSING FILING NO. 3
IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

AS REPLATTED

EAST QUARTER CORNER, SECTION 3, T. 1 S., R. 66 W. (WITNESS CORNER NOT FOUND OR ANY ACCESSORIES, DESTROYED DURING RECENT NEW ROAD AND SIDEWALK CONSTRUCTION) SET #6 REBAR, 30" LONG WITH 3.25" ALUMINUM CAP STAMPED "S.3/2, 2018, PLS 38069" MONUMENT SET BASED ON PRIOR POSITION OF MONUMENT AS DESCRIBED IN BRIGHTON CROSSING FILING NO.3. AND VERIFIED VIA CORRESPONDING SECTION CORNERS FOUND

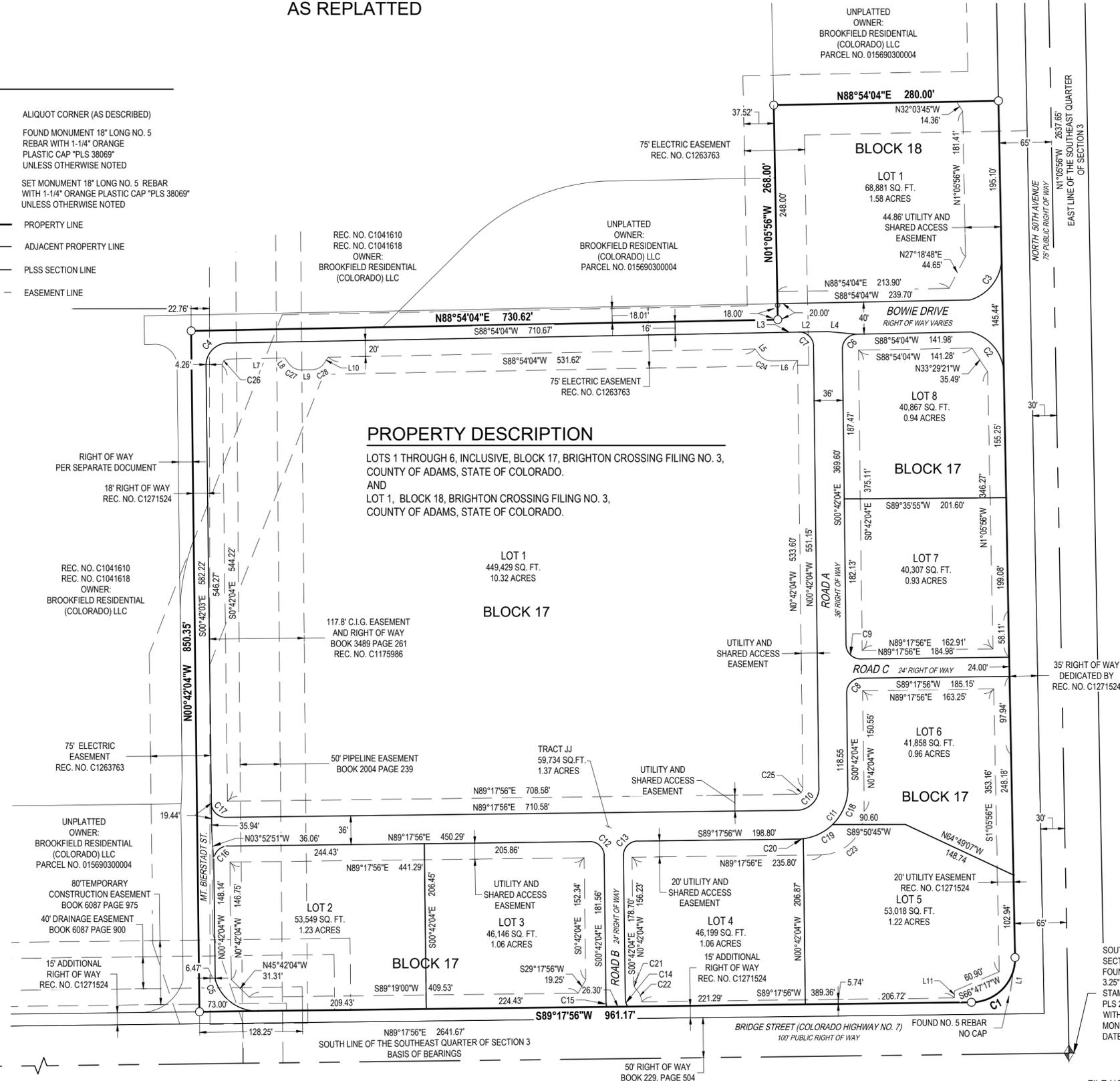
NORTHEAST CORNER SECTION 3, T. 1 S., R. 66 W. FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED "S. 34/35/3, M. SCHMEAR, PLS 18475" IN A RANGE BOX WITH ACCESSORIES PER MONUMENT RECORD DATED 10/02/17
N1°05'02"W 2313.44'
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3

CENTER QUARTER CORNER SECTION 3, T. 1 S., R. 66 W. FOUND #6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "C1, 2002, PLS 28286" WITH ACCESSORIES PER MONUMENT RECORD DATED 04/05/03

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- SET MONUMENT 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS SECTION LINE
- EASEMENT LINE

N0°56'34"W 2637.82'
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3



PROPERTY DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.
AND
LOT 1, BLOCK 18, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.



Galloway
Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com
©2016, Galloway & Company, Inc. All Rights Reserved

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PLAT AMENDMENT BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT

#	Date	Issue / Description	Init.
1	2/13/19	CITY COMMENTS	AN
2	4/11/19	LOTS CHANGES	AN

Project No:	S3L000005.01
Drawn By:	AN
Checked By:	BJD
Date:	10/26/18

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

3 OF 5

SOUTH QUARTER CORNER SECTION 3, T. 1 S., R. 66 W. FOUND NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "S.3/10, PLS 28286" IN A RANGE BOX AND ACCESSORIES PER MONUMENT RECORD DATED 10/02/17

BRIGHTON CROSSING FILING NO. 3, 7th AMENDMENT

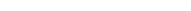
PLAT AMENDMENT

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 17, LOT 1, BLOCK 18,
BRIGHTON CROSSING FILING NO. 3
IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

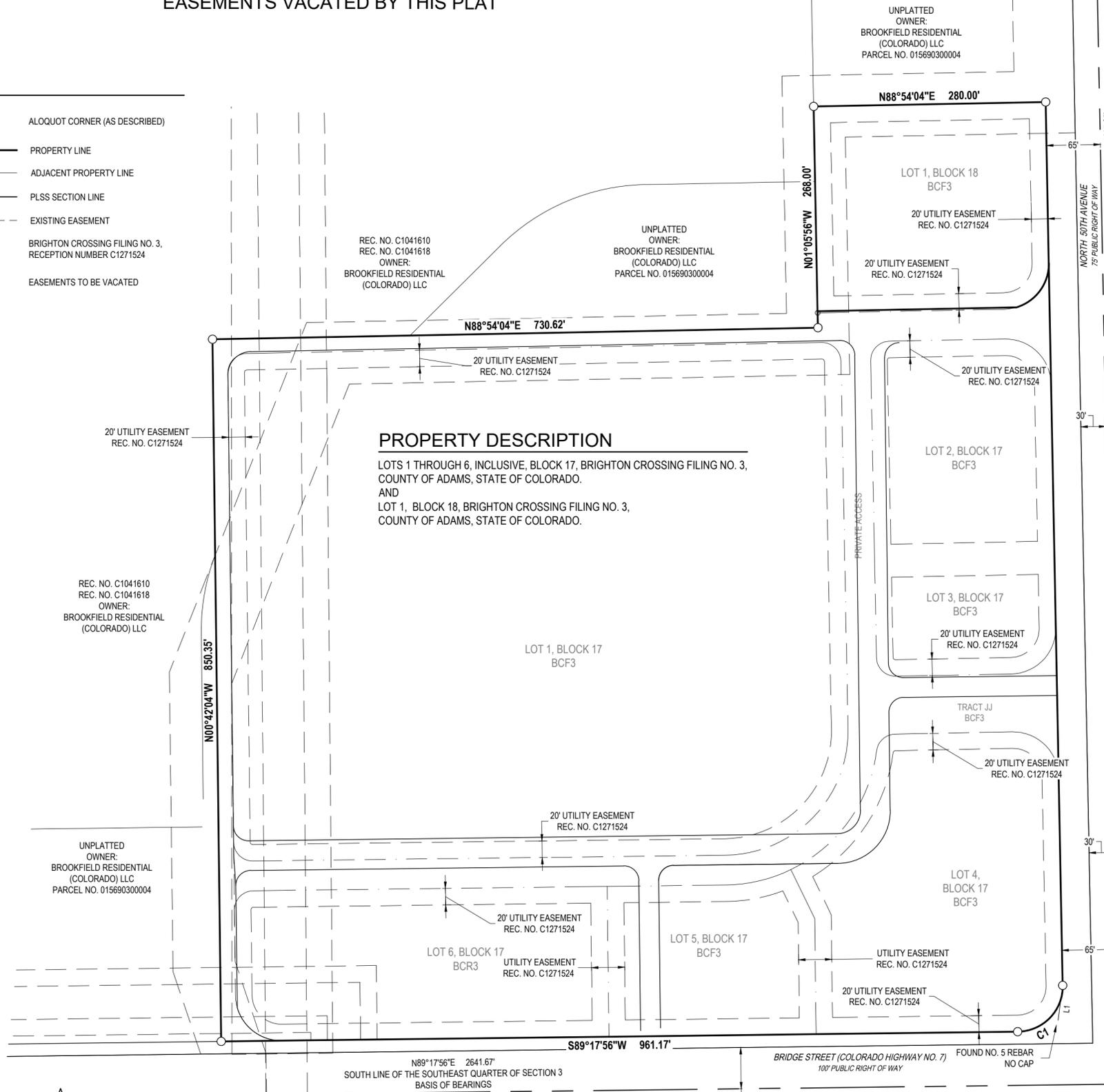
EASEMENTS VACATED BY THIS PLAT

CENTER QUARTER CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP STAMPED "CJ",
2002, PLS 28286" WITH
ACCESSORIES PER MONUMENT
RECORD DATED 04/05/03

LEGEND

-  ALOQUOT CORNER (AS DESCRIBED)
-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  PLSS SECTION LINE
-  EXISTING EASEMENT
-  BCF3
-  EASEMENTS TO BE VACATED

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3
N0°56'34"W 2637.82'



PROPERTY DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.
AND
LOT 1, BLOCK 18, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.

EAST QUARTER CORNER, SECTION 3, T. 1 S., R. 66 W. (WITNESS CORNER
NOT FOUND OR ANY ACCESSORIES, DESTROYED DURING RECENT NEW
ROAD AND SIDEWALK CONSTRUCTION) SET #6 REBAR, 30" LONG WITH
3.25" ALUMINUM CAP STAMPED "S.3/2, 2018, PLS 38069"
MONUMENT SET BASED ON PRIOR POSITION OF MONUMENT AS
DESCRIBED IN BRIGHTON CROSSING FILING NO.3 AND VERIFIED VIA
CORRESPONDING SECTION CORNERS FOUND

NORTHEAST CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND #6 REBAR WITH 2" ALUMINUM
CAP STAMPED "S. 34/35/3,
M. SCHMEAR PLS 18475" IN A RANGE
BOX WITH ACCESSORIES PER
MONUMENT RECORD DATED 10/02/17

N1°05'02"W 2313.44'
EAST LINE OF THE
NORTHEAST QUARTER
OF SECTION 3



NORTH 50TH AVENUE
75' PUBLIC RIGHT OF WAY
N1°05'56"W 2637.65'
EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 3

EASEMENT HOLDER

UNITED POWER, INC., A COLORADO COOPERATIVE
ASSOCIATION

BY: _____

STATE OF COLORADO)
COUNTY OF ADAMS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____
20__ A.D.

BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SOUTHEAST CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND NO. 6 REBAR WITH
3.25" ALUMINUM CAP
STAMPED "S.3/2/10/11, 2003
PLS 28286" IN A RANGE BOX
WITH ACCESSORIES PER
MONUMENT RECORD
DATED 10/02/17

SOUTH QUARTER CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND NO. 6 REBAR WITH
3.25" ALUMINUM CAP STAMPED "S.3/10,
PLS 28286" IN A RANGE BOX
AND ACCESSORIES PER MONUMENT
RECORD DATED 10/02/17



Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com
©2016, Galloway & Company, Inc. All Rights Reserved

CITY OF BRIGHTON
COUNTY OF ADAMS
STATE OF COLORADO

THIS MAP IS AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY,
AND MAY NOT BE DUPLICATED, DISCLOSED,
OR REPRODUCED WITHOUT THE WRITTEN
CONSENT OF GALLOWAY. COPYRIGHTS
AND INFRINGEMENTS WILL BE ENFORCED
AND PROSECUTED.

PLAT AMENDMENT BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT

#	Date	Issue / Description	Init.
1	2/13/19	CITY COMMENTS	AN
2	4/11/19	LOTS CHANGES	AN

Project No:	S3L000005.01
Drawn By:	AN
Checked By:	BJD
Date:	10/26/18

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

BRIGHTON CROSSING FILING NO. 3, 7th AMENDMENT

PLAT AMENDMENT

BEING A REPLAT OF LOTS 1 THROUGH 6, BLOCK 17, LOT 1, BLOCK 18,
BRIGHTON CROSSING FILING NO. 3
IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT TIE DOWNS

CENTER QUARTER CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP STAMPED "CJ",
2002, PLS 28286" WITH
ACCESSORIES PER MONUMENT
RECORD DATED 04/05/03

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- SET MONUMENT 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS SECTION LINE
- EASEMENT LINE
- LOT LINE PER BRIGHTON CROSSING FILING NO. 3
- LOT CORNER REFERENCE TIE

REC. NO. C1041610
REC. NO. C1041618
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

PROPERTY DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 17, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.
AND
LOT 1, BLOCK 18, BRIGHTON CROSSING FILING NO. 3,
COUNTY OF ADAMS, STATE OF COLORADO.

NORTHEAST CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND #6 REBAR WITH 2" ALUMINUM
CAP STAMPED "S. 34/39/3,
M. SCHMEAR PLS 18475" IN A RANGE
BOX WITH ACCESSORIES PER
MONUMENT RECORD DATED 10/02/17

N1°05'02"W 2313.44'
EAST LINE OF THE
NORTHEAST QUARTER
OF SECTION 3



NOTE:
THIS SHEET IS INTENDED TO TIE DOWN
THE MONUMENTS FOUND FROM PRIOR
SUBDIVISION

THIS MAP IS AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY,
AND MAY NOT BE DUPLICATED, DISCLOSED,
OR REPRODUCED WITHOUT THE WRITTEN
CONSENT OF GALLOWAY. COPYRIGHTS
AND INFRINGEMENTS WILL BE ENFORCED
AND PROSECUTED.

PLAT AMENDMENT BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT

#	Date	Issue / Description	Init.
1	2/13/19	CITY COMMENTS	AN
2	4/11/19	LOTS CHANGES	AN

Project No:	S3L000005.01
Drawn By:	AN
Checked By:	BJD
Date:	10/26/18

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

N0°58'34"W 2637.82'
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3

SOUTH QUARTER CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND NO. 6 REBAR WITH
3.25" ALUMINUM CAP STAMPED "S. 3/10,
PLS 28286" IN A RANGE BOX
AND ACCESSORIES PER MONUMENT
RECORD DATED 10/02/17

SOUTHEAST CORNER
SECTION 3, T. 1 S., R. 66 W.
FOUND NO. 6 REBAR WITH
3.25" ALUMINUM CAP
STAMPED "S. 3/2/10/11, 2003
PLS 28286" IN A RANGE BOX
WITH ACCESSORIES PER
MONUMENT RECORD
DATED 10/02/17

BRIDGE STREET (COLORADO HIGHWAY NO. 7)
100' PUBLIC RIGHT OF WAY

50' RIGHT OF WAY
BOOK 229, PAGE 504

N89°17'56"E 2641.67'
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3
BASIS OF BEARINGS

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

REC. NO. C1041610
REC. NO. C1041618
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC

EAST QUARTER CORNER, SECTION 3, T. 1 S., R. 66 W. (WITNESS CORNER
NOT FOUND OR ANY ACCESSORIES, DESTROYED DURING RECENT NEW
ROAD AND SIDEWALK CONSTRUCTION) SET #6 REBAR, 30" LONG WITH
3.25" ALUMINUM CAP STAMPED "S. 3/2, 2018, PLS 38069"
MONUMENT SET BASED ON PRIOR POSITION OF MONUMENT AS
DESCRIBED IN BRIGHTON CROSSING FILING NO. 3, AND VERIFIED VIA
CORRESPONDING SECTION CORNERS FOUND

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004

UNPLATTED
OWNER:
BROOKFIELD RESIDENTIAL
(COLORADO) LLC
PARCEL NO. 015690300004