

CITY OF BRIGHTON CITY COUNCIL RESOLUTION

PRAIRIE CENTER VILLAGE V SUBDIVISION, FILING NO. 1 FINAL PLAT AND DEVELOPMENT AGREEMENT

AND

SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT

RESOLUTION NO.: 2015-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT, WITH SPECIFIC CONDITIONS AS MORE PARTICULARLY SET FORTH HEREIN, FOR AN APPROXIMATELY 90.39 ACRE PROPERTY COMMONLY KNOWN AS THE “PRAIRIE CENTER VILLAGE V SUBDIVISION, FILING NO. 1,” GENERALLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT AS A SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT, TO BE VESTED FOR A PERIOD OF THREE (3) YEARS, TO EXPIRE ON OCTOBER 20, 2018; AUTHORIZING THE MAYOR TO EXECUTE SAID DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO.

WHEREAS, THF Prairie Center Development, L.L.C. (the “Owner”), owns an approximately 90.39 acre property, generally located southeast of Eagle Boulevard and South 27th Avenue, as more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, Todd Lambert, THF Prairie Center Development, L.L.C. (the “Applicant”), on behalf of the Owner, has requested approval of the Prairie Center Village V Subdivision, Filing No. 1 (the “Final Plat”), attached hereto as **EXHIBIT B**, and has requested approval of the Final Plat as a Site-Specific Development Plan to be vested for a period of three (3) years; and

WHEREAS, the Applicant, on behalf of the Owner, has requested approval of the Prairie Center Village V Subdivision, Filing No. 1 Development Agreement (the “Development Agreement”), attached hereto as **EXHIBIT C**, and has requested approval of the Development Agreement as a Site-Specific Development Plan to be vested for a period of three (3) years; and

WHEREAS, the City Council approved an ordinance (Ordinance No. 1199) to annex the Property into the City boundary, on January 7, 1986; and

WHEREAS, the City Council approved an ordinance (Ordinance No. 2011) to zone the Property as Prairie Center Mixed Use PUD, on July 7, 2009; and

WHEREAS, the City Council finds and declares that a Notice of Public Hearing was mailed to adjacent property owners for no less than five (5) days prior to the date of the City Council public hearing, pursuant to the *Land Use and Development Code*; and

WHEREAS, the City Council finds and declares that a Notice of Public Hearing was posted on the Property and published in the *Brighton Standard Blade*, for no less than five (5) days prior to the date of the City Council public hearing; and

WHEREAS, the Applicant has certified that all applicable Mineral Owners associated with the Property were provided proper and lawful written notice of the Planning Commission public hearing regarding the Preliminary Plat, held on October 13, 2015, which was the initial public hearing regarding surface development of the Property, for no less than thirty (30) days prior to said public hearing, in accordance with Title 24, Section 65.5 of the Colorado State Statutes (C.R.S.); and

WHEREAS, the City Council conducted a public hearing, during a regular meeting, held on October 20, 2015, to review and consider a Final Plat Application and Development Agreement for the Property; and

WHEREAS, the City Council has reviewed the Final Plat and Development Agreement pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

WHEREAS, the depiction of the surface use agreement area on the Final Plat does not constitute approval of any oil or gas wells on the site and any future applications for oil or gas wells shall comply with all applicable City, State, and Federal laws; and

WHEREAS, further subdividing will be required for the single family residential portion of the Property; and

WHEREAS, the City Council finds and declares that the Final Plat and Development Agreement comply with the requirements of the Final Plat and Development Agreement procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with the surrounding area, 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; and

WHEREAS, according to Section 17-56-50, Duration; termination; waiver; abandonment, of the *Land Use and Development Code*, the City Council may enter into an agreement with the landowner to vest a Site-Specific Development Plan for a period of three (3) years; and

WHEREAS, according to the *Land Use and Development Code*, Section 17-56-20 5(a), a Final Plat, as shown in **EXHIBIT B**, attached hereto, and a Development Agreement, as shown in **EXHIBIT C**, attached hereto, may be considered as a Site Specific Development Plan; and

WHEREAS, notice of the Site Specific Development Plan vested property right request was combined with the public notices for the Final Plat, as required by Section 17-56-30 of the *Land Use and Development Code*, Notice and Hearing; and

WHEREAS, at the time of the public hearing on October 20, 2015, the Applicant had not provided the required signed Development Agreement, as required by the *Land Use and Development Code*; and

WHEREAS, at the time of the public hearing on October 20, 2015, the Applicant had not provided the required signed mylar Final Plat to be used for recording purposes, as required by the *Land Use and Development Code*; and

WHEREAS, at the time of the public hearing on October 20, 2015, the Applicant had not provided the City with an Improvement Guarantee for the public improvements described in the Schedule of Public Improvements (Exhibit B) of the Development Agreement, as required by the Development Agreement and as required by the *Land Use and Development Code*; and

WHEREAS, the Applicant agrees to provide a finalized and executed copy of a signed Development Agreement, a signed mylar Final Plat, and an Improvement Guarantee for the public improvements described in the Development Agreement and more specifically described in Exhibit B (Schedule of Public Improvements) of the Development Agreement; and

WHEREAS, the City Council of the City of Brighton has reviewed the application for the Final Plat and Development Agreement Site Specific Development Plan Vested Property Right, and finds and declares that the application does follow the intent of the Brighton *Municipal Code*, the *Land Use and Development Code*, and the *Comprehensive Plan* in providing for the future of the City; and

WHEREAS, the City Council further finds and declares that it is desirable for the Property to be developed according to the Final Plat and Development Agreement, and that approval of the Site Specific Development Plan Vested Property Right will ensure the Property is developed according to the Final Plat and Development Agreement.

NOW, THEREFORE, IT IS RESOLVED, that the City Council of the City of Brighton, Colorado, does hereby make the following specific findings of fact and conclusions of law with respect to the Applications:

Section 1. That the Prairie Center Village V Subdivision, Filing No. 1 Final Plat, attached hereto as **EXHIBIT B**, is hereby approved with the conditions noted in Section 4 below.

Section 2. That the Prairie Center Village V Subdivision, Filing No. 1 Development Agreement, attached hereto as **EXHIBIT C**, is hereby approved with the conditions noted in Section 4 below.

Section 3. That the Site Specific Development Plan Vested Property Right for the Prairie Center

Village V Subdivision Filing No. 1 Final Plat and Development Agreement are hereby approved with the conditions noted in Section 4 below, to be vested for a period of three (3) years, to expire on October 20, 2018.

Section 4. Conditions of approval are as follows:

- a) The Final Plat, as revised, the Development Agreement, and Vested Property Rights shall not be deemed approved or effective until a finalized, fully executed Development Agreement is provided to the City on or before December 20, 2015, as required by the Land Use and Development Code. Should the required Development Agreement not be provided to the City, the Final Plat, Development Agreement, and Vested Property Rights applications shall be deemed null and void and of no force and effect, and new applications and filing fees shall be required to be submitted to the City for the Property.
- b) The Final Plat, as revised, the Development Agreement, and Vested Property Rights shall not be deemed approved or effective until a finalized, fully executed, mylar Final Plat document, in a form found acceptable to the City and the Adams County Clerk and Recorder's Office, is provided to the City on or before December 20, 2015, as required by the Land Use and Development Code. Should the required mylar Final Plat document that meets the requirements of the City and the Adams County Clerk and Recorder's Office not be provided to the City, the Final Plat, Development Agreement, and Vested Property Rights applications shall be deemed null and void and of no force and effect, and new applications and filing fees shall be required to be submitted to the City for the Property.
- c) The Final Plat, as revised, the Development Agreement, and Vested Property Rights shall not be deemed approved or effective until a finalized, fully executed, Improvement Guarantee, in a form and substance found acceptable to the City, to guarantee construction of the public improvements described in the Schedule of Public Improvements (Exhibit B) of the Development Agreement, is provided to the City on or before December 20, 2015, as required by the Development Agreement and the Land Use and Development Code. Should the required Improvement Guarantee that meets the requirements of the City not be provided to the City, the Final Plat, Development Agreement, and Vested Property Rights applications shall be deemed null and void and of no force and effect, and new applications and filing fees shall be required to be submitted to the City for the Property.

Section 5. That the Mayor is authorized to execute the Final Plat and Development Agreement for the Property, and in furtherance thereof, the City Manager and/or his designees 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 Agreement, for and on behalf of the City of Brighton

RESOLVED, this 20th day of October, 2015.

CITY OF BRIGHTON, COLORADO:

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY DESCRIPTION - PRAIRIE CENTER PARCEL 5 ALTA BOUNDARY

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:

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 30109, AND AT THE EAST END BY AN AXLE IN RANGE BOX, AND BEING CONSIDERED TO BEAR N89°26'28"E.

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;
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 WHOSE 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.

EXHIBIT B
FINAL PLAT

[Final Plat begins on the next page.]

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1
PRELIMINARY/FINAL PLAT
A PARCEL LOCATED IN THE SOUTHWEST 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

1. ANY PERSON WHO UNLAWFULLY REMOVES, ALTERS, OR OBSCURES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMBAT CLASS TWO (2) MESSOR/BEARER PURSUANT TO STATE STATUTE 16-1-508, C.R.S.
2. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, END BY A 3-1/4" ALUMINUM CAP N RANGE BOX, STAMPED: JR ENG LS 30099 8097, AND AT THE EAST END BEARS 3-1/4" ALUMINUM CAP, STAMPED: JR ENG LS 30099 8097, AND BEING CONSIDERED TO BEAR 1000000000.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON THIS SURVEY WITHIN THE PERIOD OF TIME SPECIFIED IN THE ADVERSE DISCOVERED SLOUGH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY ENCUMBRANCES, THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. FOR ANY ENCUMBRANCES, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
4. HERITAGE TITLE COMPANY COMMITMENT NO. 451-104257-27-036-177, AMENDMENT NO. 1, DATED 08/11/2010, IS APPLICABLE TO THIS SURVEY. ANY ENCUMBRANCES OR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES, THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. FOR ANY ENCUMBRANCES, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
6. THE TRAIL EASEMENT DEDICATED TO THE CITY OF BRIGHTON BY THIS PLAT IS FOR PUBLIC TRAIL USE.
7. THE DETENTION 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	AREA (SF)	AREA (AC)	USE (1)	OWNERSHIP	MAINTENANCE
TRACT A	5,122	0.118	SIGNAGE AND LANDSCAPING	PRAIRIE CENTER	DISTRICT
TRACT B	138,441	3.063	PARK	CITY OF BRIGHTON	CITY OF BRIGHTON
TRACT C	1,075,434	24.689	OPEN SPACE DRAINAGE/TRAILESPOND	PRAIRIE CENTER	DISTRICT (2)
TOTALS	1,214,001	27.870			

PRAIRIE CENTER = THE 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. INCLUDING ANCLARY USES, ARE PERMITTED BY THE PRAIRIE CENTER MIXED USE P.D., AS MAY BE AMENDED.

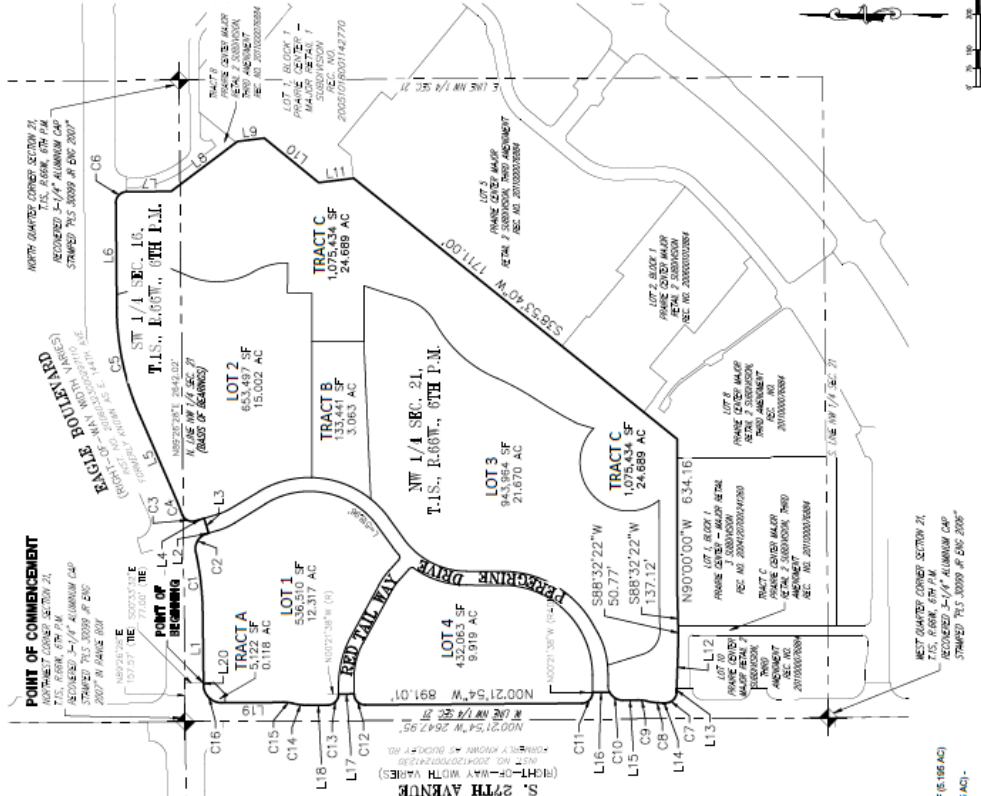
(2) = DITCH IMPROVEMENTS WITHIN THIS TRACT ARE MAINTAINED BY FARMERS RESERVOIR AND BRITTON COMPANY BRIGHTON LATERAL DITCH COMPANY. TRAILS WITHIN TRACT C AND WITHIN THE DETENTION POND ARE MAINTAINED BY THE CITY OF BRIGHTON. THE CITY OF BRIGHTON DISTRICT SHALL REPAIR MATERIAL DAMAGE TO TRAIL SURFACE CAUSED BY OIL AND GAS OPERATIONS.

(3) = TRACT C - AREAS THAT ARE USABLE FOR OPEN SPACE DETENTION

AREAS BELOW THE 10 YEAR WATER SURFACE ELEVATION (8081) WITHIN THE DETENTION POND = 226,311 SF (5.162 AC)
 SURFACE USE AGREEMENT AREA NOT OVERLAPPING DETENTION AREA = 197,654 SF (4.537 AC)
 SURFACE USE AGREEMENT AREA WITH THIS PLAT IS 1,075,434 SF (24.689 AC) - 226,311 SF (5.162 AC) - 197,654 SF (4.537 AC) = 651,465 SF (14.986 AC)

LINE	BEARING	LENGTH
L1	N89°29'28"E	268.47
L2	S71°40'36"E	7.97
L3	N73°21'22"E	64.00
L4	N86°42'38"W	37.60
L5	N89°30'12"E	359.12
L6	N89°30'12"E	439.94
L7	S50°29'48"E	182.26
L8	S50°27'38"E	342.14
L9	S07°14'14"E	110.89
L10	S30°17'21"W	289.89
L11	S57°14'14"E	144.53
L12	N85°00'35"W	206.88
L13	S80°35'24"W	11.92
L14	N00°21'54"W	19.89
L15	N00°21'54"W	60.89
L16	N00°21'54"W	79.42
L17	N00°21'54"W	64.00
L18	N00°21'54"W	76.40
L19	N00°21'54"W	254.02
L20	N89°29'28"E	6.08

CURVE	DELTA	RADIUS	LENGTH
C1	113°04'42"	1279.00	229.20
C2	85°29'30"	65.00	96.98
C3	87°00'42"	45.00	66.54
C4	349°32'	1267.00	84.72
C5	230°00'00"	1133.00	454.80
C6	80°00'00"	45.00	70.69
C7	80°00'42"	45.00	70.72
C8	131°54'41"	164.50	38.07
C9	131°54'41"	285.50	66.08
C10	83°14'48"	80.00	86.23
C11	89°59'44"	45.00	70.68
C12	80°00'00"	45.00	70.69
C13	87°39'44"	45.00	70.68
C14	131°54'41"	285.50	66.08
C15	131°54'41"	164.50	38.07
C16	89°48'22"	75.00	117.95



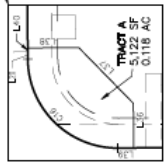
AZTEC
 CONSULTANTS, INC.
 380 S. Alameda Ave., Suite 1
 Littleton, Colorado 80120
 Phone: (303) 741-9800
 Fax: (303) 741-9807
 www.aztecconsultants.com
 AZTEC Proj. No. 14885-0

DATE OF PREPARATION: 6-04-2016
 SCALE: 1"=200'
 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	BEARING	LENGTH
L1	S89°02'36"E	7.87'
L2	N72°19'22"E	84.00'
L3	N85°40'36"W	37.80'
L4	N00°02'16"W	84.00'
L5	N00°02'16"W	78.46'
L6	N89°20'28"E	6.08'
L7	S89°20'28"W	37.20'
L8	S45°38'59"W	65.35'
L9	N05°33'52"W	42.45'
L10	N00°21'54"W	12.62'
L11	S89°20'28"W	3.29'

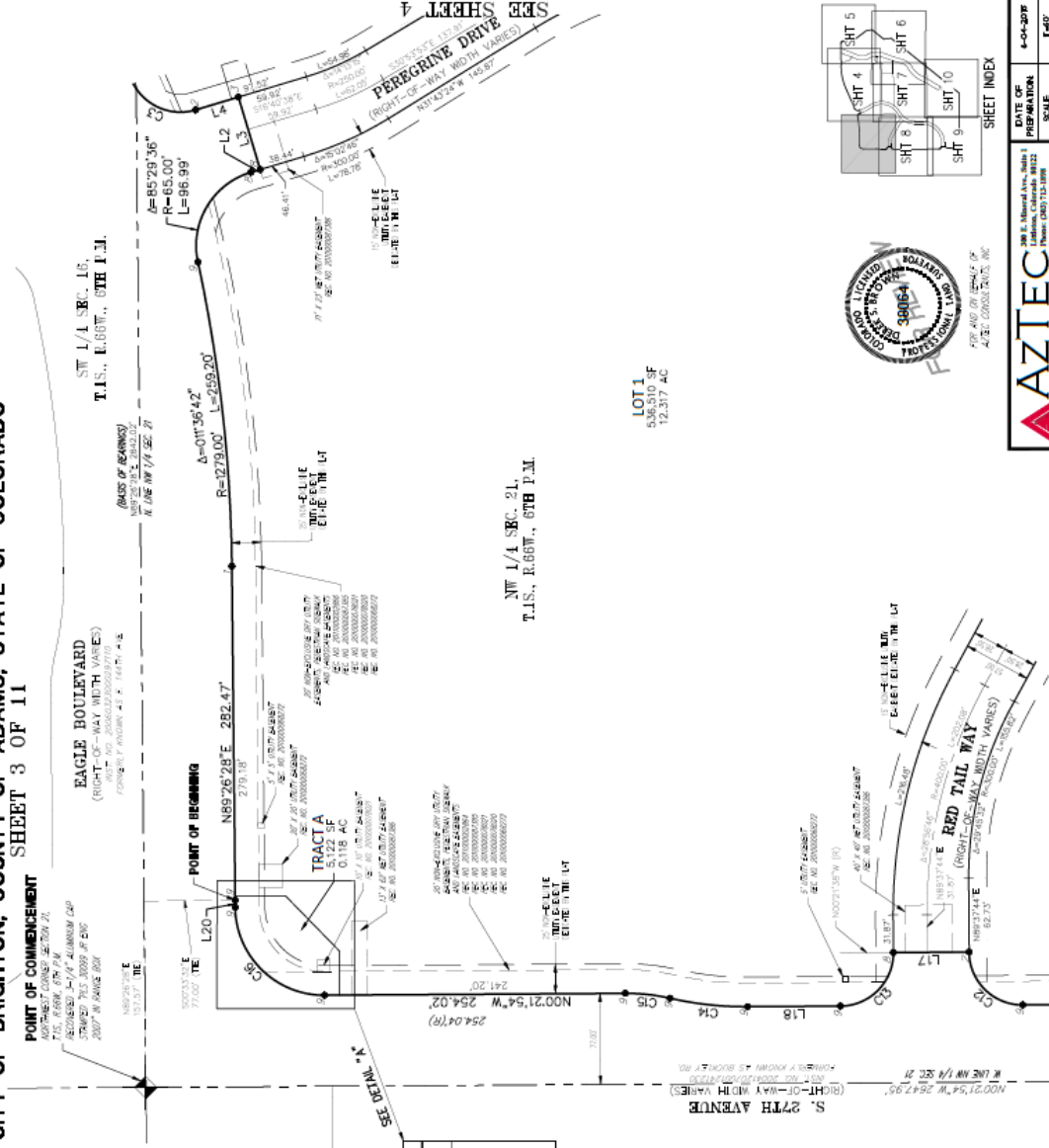
CURVE	DELTA	RADIUS	LENGTH
C1	87°09'42"	45.00'	68.54'
C2	87°02'04"	45.00'	70.89'
C3	89°28'44"	45.00'	70.88'
C4	131°54'11"	282.30'	68.88'
C5	131°54'11"	164.50'	38.07'
C6	89°48'22"	75.00'	117.56'



LEGEND

- 1. RECORDED PLAT (LAWYER'S SIGNATURE) SYSTEM CORNER MONUMENTED AS NOTED HEREIN
- 2. RECORDED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPED "LS 30099" AS BKT
- 3. RECORDED 1-1/2" ALUMINUM CAP STAMPED "LS 30099" AS BKT
- 4. RECORDED #3 REBAR - NO CAP
- 5. RECORDED 18" NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "AZTEC TFS 30064"
- 6. RECORDED NAIL WITH 1" BRASS TAG STAMPED "AZTEC TFS 30064"
- 7. RECORDED 1-1/2" ALUMINUM CAP STAMPED "AZTEC TFS 30064"
- 8. RECORDED 18" NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "AZTEC TFS 30064"
- 9. RECORDED 18" NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "AZTEC TFS 30064"
- 10. RECORDED 18" NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "AZTEC TFS 30064"

--- PLAT BOUNDARY LINE
 --- SETBACK LINE
 --- EASEMENT LINE
 --- LOT / TRACT LINE
 --- RIGHT-OF-WAY LINE
 --- STREET CENTERLINE



AZTEC
 CONSULTING ENGINEERS, INC.
 4332 CORRAL CANYON, N.E.
 DENVER, COLORADO 80246
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.AZTECENGINEERS.COM

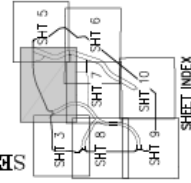
DATE OF PREPARATION: 6-6-2019
 SCALE: 1"=40'
 SHEET NO.: 3 OF 11

SEE SHEET 8

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	DELTA	RADIUS	LENGTH
C1	87°05'42"	45.00'	68.34'
C20	179°54"	100.00'	3.49'
C22	179°54"	100.00'	3.49'

LINE	BEARING	LENGTH
L1	S89°40'30"E	7.97'
L3	N73°19'22"E	64.00'
L4	N18°42'38"W	37.60'
L24	N87°27'37"W	25.01'
L27	S27°27'24"E	82.96'
L28	S27°25'37"W	52.31'
L30	S89°30'12"W	22.64'
L33	N48°12'08"W	89.46'
L35	N14°21'19"W	163.92'



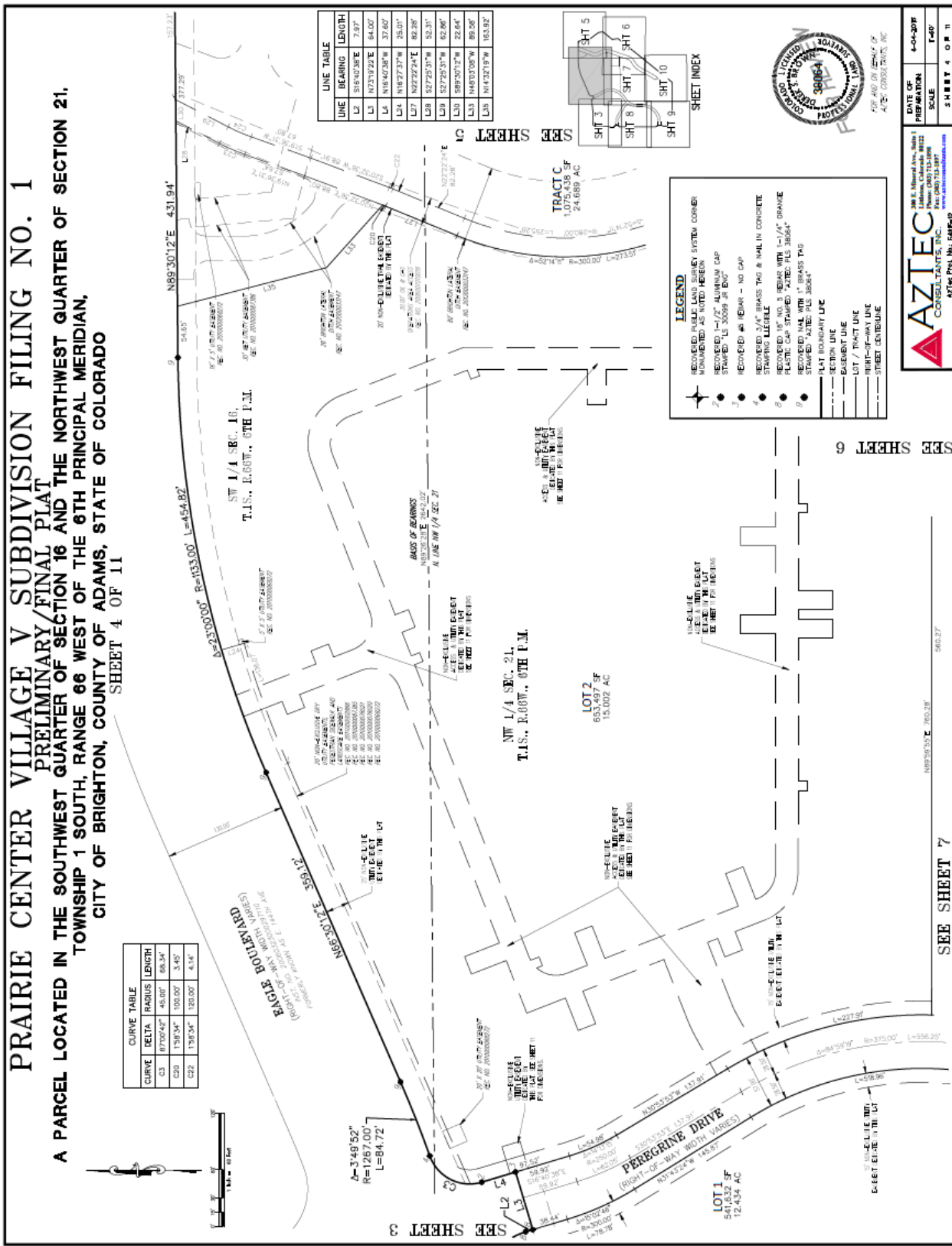
LEGEND

- RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREIN
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30089 JK BNC"
- RECOVERED 4# REBAR - NO CAP
- RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING LIEBLE
- RECOVERED 18" NO. 3 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALTEC PLS 38664"
- RECOVERED NAIL WITH 1" BRASS TAG STAMPED "ALTEC PLS 38664"
- PLAT BOUNDARY LINE
- REBAR LINE
- LOT / TRACT LINE
- REBAR-TO-WAY LINE
- STREET CENTERLINE



AZTEC CONSULTANTS, INC.
 308 E. Mineral Ave., Suite 1
 Lakewood, Colorado 80122
 Phone: (303) 712-1887
 Fax: (303) 712-1887
 www.aztecconsultants.com
 N.T.C. Proj. No.: 54852-R

DATE OF PREPARATION: 4-04-2019
 SCALE: 1"=40'
 SHEET 4 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 5 OF 11

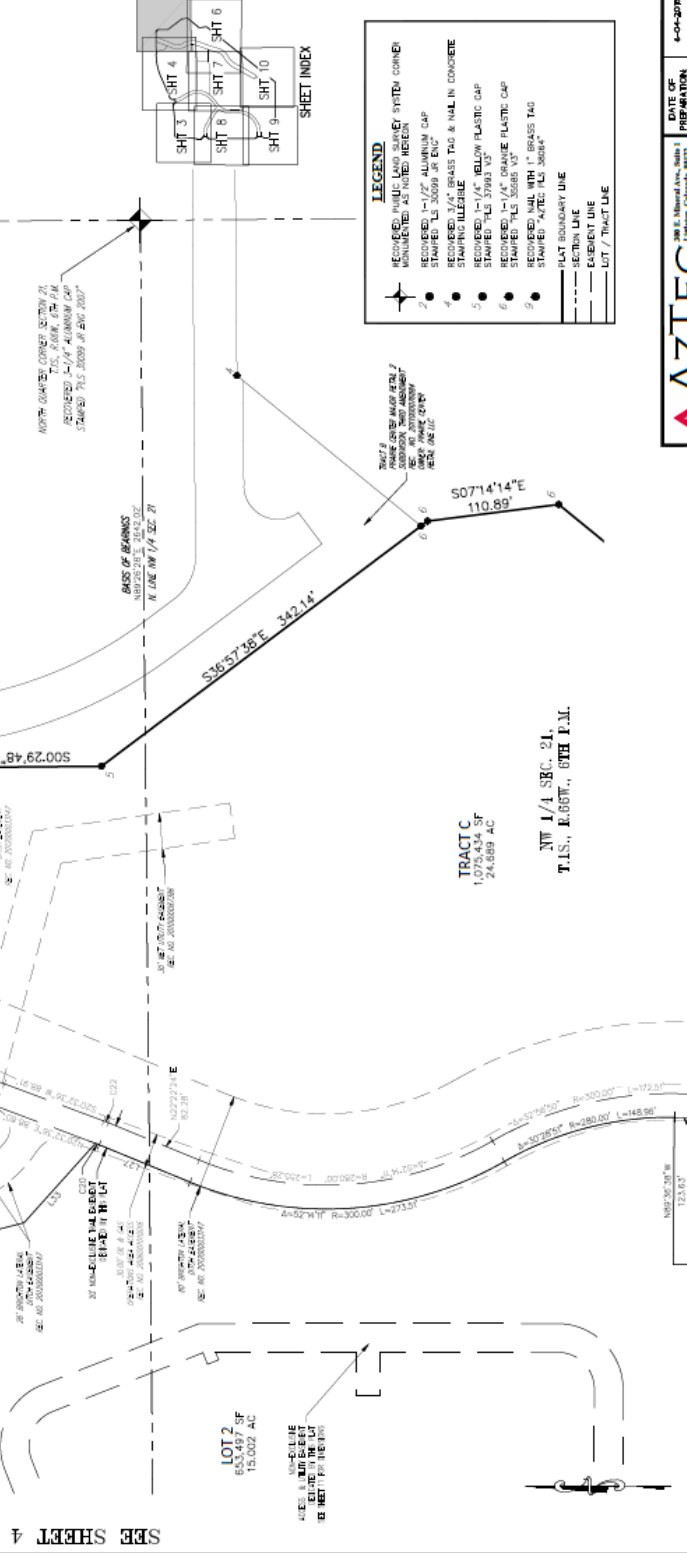


CURVE	DELTA	RADIUS	LENGTH
C20	1°58'34"	100.00'	3.45'
C22	1°58'34"	100.00'	4.14'

EAGLE BOULEVARD
 (RIGHT-OF-WAY NORTH RADIUS)
 (NUT. NO. 20090202020202020202)

LINE	BEARING	LENGTH
L27	N32°22'24"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	62.86'
L30	S89°30'17"W	22.64'
L33	N49°33'00"W	86.56'
L35	N1°32'19"W	103.82'

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



SEE SHEET 4

LOT 2
 653,487 SF
 15.0024 AC

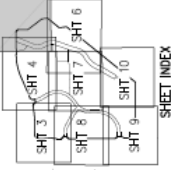
ALIAS: 1.0743 AC
TRACT C
1.0743 AC
24.0889 AC

TRACT C
 1.0743 AC
 24.0889 AC

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

LEGEND

- 1. RECORDED PLAT BOUNDARY (HYDRO-CORNER UNLOCATED) AS NOTED HEREON
- 2. RECORDED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- 3. RECORDED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING MULLER
- 4. RECORDED 1/4" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
- 5. RECORDED 1-1/4" DRAINAGE PLASTIC CAP STAMPED "LS 35688 V3"
- 6. RECORDED 1-1/4" DRAINAGE PLASTIC CAP STAMPED "LS 35688 V3"
- 7. RECORDED NAIL WITH 1" BRASS TAG STAMPED "ALRE. 140.3888"
- 8. PLAT BOUNDARY LINE
- 9. SECTION LINE
- 10. LOT / TRACT LINE



SEE SHEET 6

AZTEC CONSULTANTS, INC.
 280 E. Mineral Ave., Suite 1
 Brighton, CO 80601
 Phone: (303) 733-1898
 Fax: (303) 733-1897
 www.aztecconsultants.com
 AZTEC Prof. No. 6486-02

DATE OF PRELIMINARY PLAT
SCALE
SHEETS 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

CURVE	DELTA	RADIUS	LENGTH
C17	87.500°	376.50'	41.08'
C18	83.4308°	14.50'	21.19'
C19	83.4308°	14.50'	21.19'

SEE SHEET 3

SHEET 7 OF 11

SEE SHEET 4

SEE SHEET 6

LOT 1
530,310 SF
12.317 AC

TRACT B
133,441 SF
3.063 AC

LOT 4
430,858 SF
9.919 AC

LOT 3
943,064 SF
21.670 AC

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



LEGEND

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



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CONSULTANTS, INC.
www.aztecconsultants.com

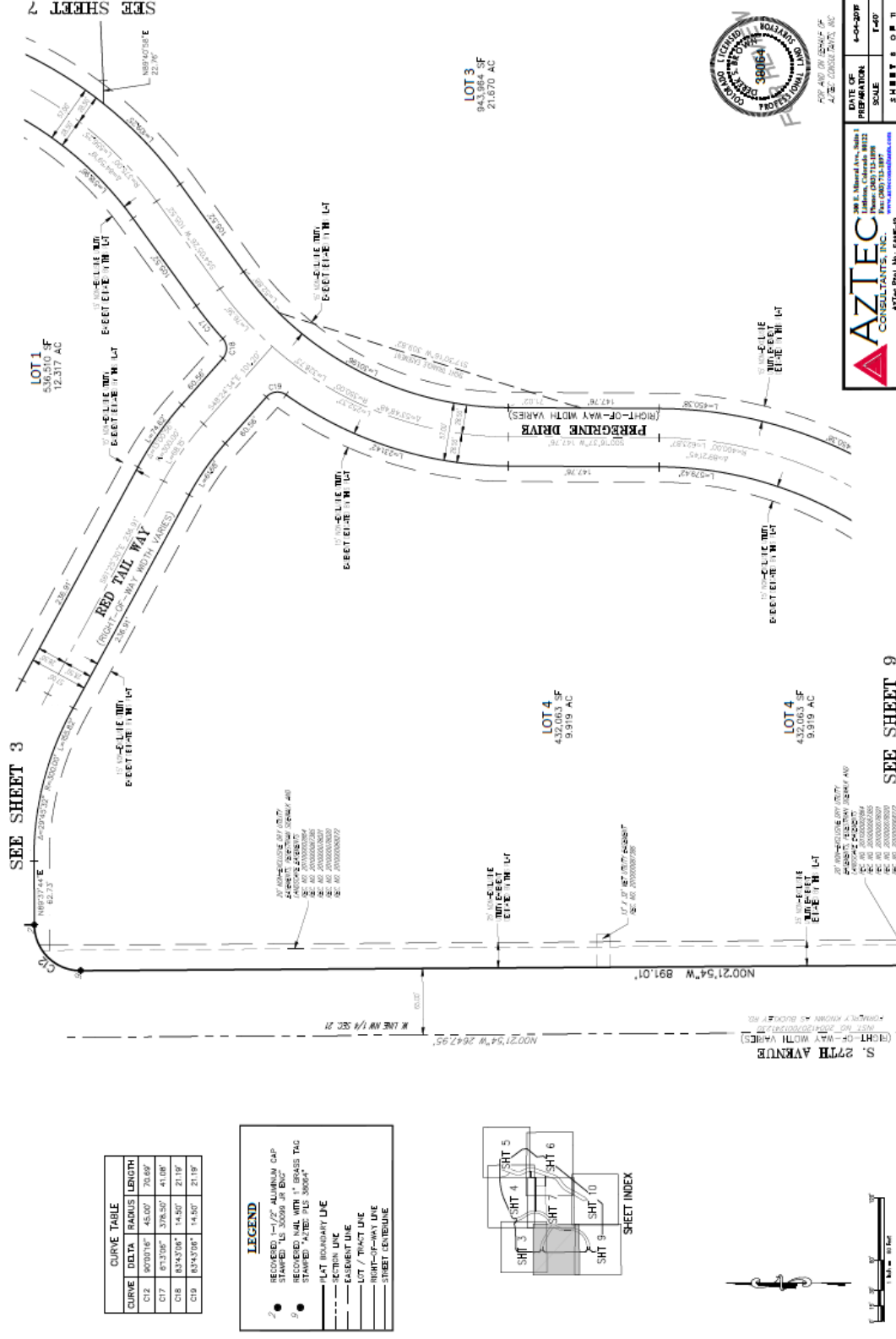
DATE OF PREPARATION: 6-06-2018
 SCALE: 1"=40'
 SHEET 7 OF 11

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

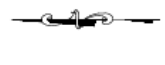
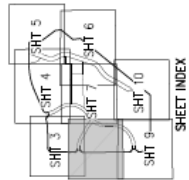
PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1
PRELIMINARY/FINAL PLAT
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11



CURVE	DELTA	RADIUS	LENGTH
C12	90.0000°	45.00'	70.69'
C17	97.3705°	376.50'	41.08'
C18	83.4306°	14.50'	21.19'
C19	83.4306°	14.50'	21.19'

LEGEND

- RECOVERED 1/2" ALUMINUM CAP
- STAMPED "LS 30099 JR BUD"
- RECOVERED NAIL WITH 1" BRASS TAG
- STAMPED "ACTED-PLD 30094"
- PLAT BOUNDARY LINE
- EXISTENT LINE
- LOT / TRACT LINE
- PROPERTY LINE
- STREET CENTERLINE



AZTEC CONSULTANTS, INC.
 308 E. Harvard Ave., Suite 1
 Lakewood, Colorado 80122
 Phone: (303) 752-1897
 Fax: (303) 752-1897
 www.aztecconsultants.com

DATE OF PREPARATION: 6-0-2019
 SCALE: 1"=40'
 SHEET 8 OF 11

SEE SHEET 9

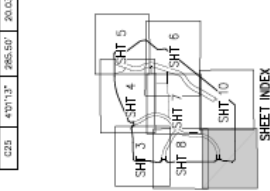
SEE SHEET 7

SEE SHEET 3

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

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°21'58"W	76.42'
L17	N00°21'58"W	137.27'
L18	N89°25'24"E	12.34'
L19	S89°35'00"W	18.47'
L20	S89°35'00"W	19.54'

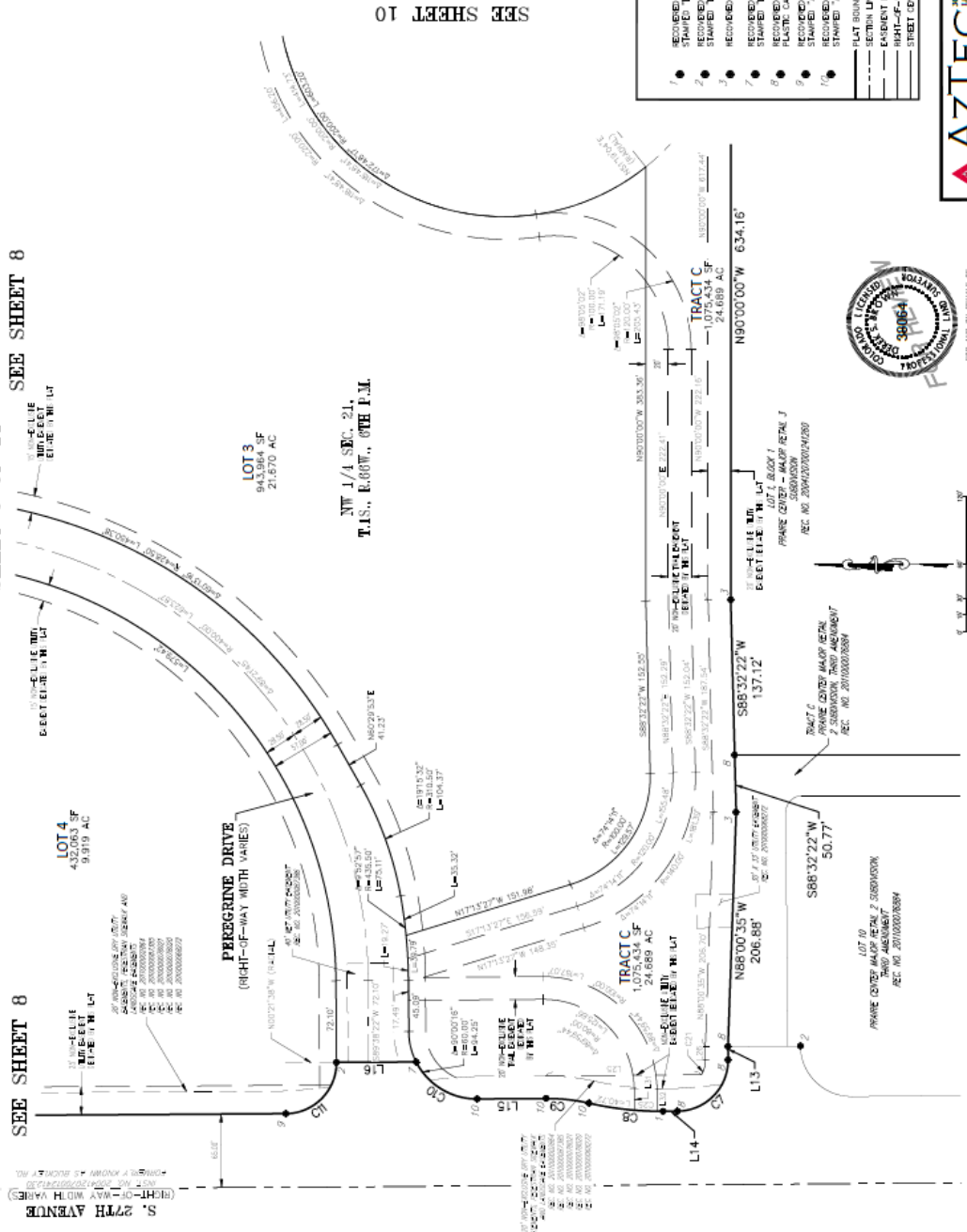
CURVE	DELTA	RADIUS	LENGTH
C7	80°02'40"	45.00'	70.72'
C8	13°15'41"	265.00'	66.08'
C9	13°15'41"	184.50'	38.07'
C10	63°14'48"	60.00'	66.23'
C11	89°59'44"	45.00'	70.68'
C12	37°22'40"	25.00'	13.69'
C23	4°01'13"	265.00'	20.03'



LEGEND

- 1 RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE
- 2 RECOVERED 1-1/2" ALUMINUM CAP
- 3 RECOVERED 1-1/2" ALUMINUM CAP
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- 99 RECOVERED 1-1/2" ALUMINUM CAP
- 100 RECOVERED 1-1/2" ALUMINUM CAP

--- FLAT BOUNDARY LINE
 --- SECTION LINE
 --- EASEMENT LINE
 --- RIGHT-OF-WAY LINE
 --- STREET CENTERLINE



AZTEC
 CONSULTANTS, INC.

398 E. Millard Ave., Suite 1
 Brighton, CO 80601
 Phone: (303) 733-1898
 Fax: (303) 733-8897
 www.aztecconsultants.com

AZTEC Proj. No. 201000000000



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

SEE SHEET 6

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

LOT 3
 84,156 SF
 21,670 AC

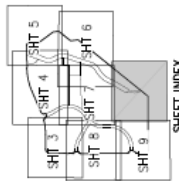
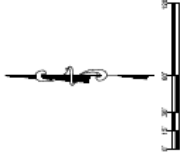
TRACT C
 1,075,434 SF
 24,669 AC

TRACT C
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TRACT C
 1,075,434 SF
 24,669 AC

TRACT C
 1,075,434 SF
 24,669 AC

TRACT C
 1,075,434 SF
 24,669 AC



LEGEND

- 1 REQUIRED: REBAR - NO CAP
- 2 REQUIRED: 1/4" YELLOW PLASTIC CAP
- 3 REQUIRED: 1/4" ORANGE PLASTIC CAP
- 4 REQUIRED: 1/4" ORANGE PLASTIC CAP
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- 97 REQUIRED: 1/4" ORANGE PLASTIC CAP
- 98 REQUIRED: 1/4" ORANGE PLASTIC CAP
- 99 REQUIRED: 1/4" ORANGE PLASTIC CAP
- 100 REQUIRED: 1/4" ORANGE PLASTIC CAP



AZTEC
 CONSULTANTS, INC.
 300 E. Harvard Ave., Suite 1
 Brighton, CO 80601
 Phone: (303) 733-1800
 Fax: (303) 733-1807
www.aztecinc.com
 AZTEC Proj. No.: 201100007884

DATE OF PRELIMINARY SCALE	8-07-2011
DATE OF FINAL SCALE	1-4-11
S H E E T O F 1 1	

SEE SHEET 9

EXHIBIT C
DEVELOPMENT AGREEMENT

[Development Agreement begins on the next page.]