

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, 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 THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°25'47" EAST, A DISTANCE OF 761.23 FEET;

THENCE NORTH 89°34'28" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 40TH AVENUE, RECORDED AT RECEPTION NO. 201400028204 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BRIGHTON CROSSING FILING NO. 5, A PLAT RECORDED AT RECEPTION NO. 2016000039271 IN SAID RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND ALONG SOUTHERLY BOUNDARY OF A 10 FOOT WIDE FIRE EASEMENT RECORDED AT RECEPTION NO. 2017000013467 IN SAID RECORDS, NORTH 89°34'28" EAST, A DISTANCE OF 844.73 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF THE FIRE EASEMENT, NORTH 00°25'32" WEST, A DISTANCE OF 90.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 363.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°14'19", AN ARC LENGTH OF 419.66 FEET;

THENCE DEPARTING SAID CURVE RADIALLY, SOUTH 24°11'13" EAST, A DISTANCE OF 18.00 FEET TO THE BOUNDARY OF TRACT A, AS SHOWN ON THE PLAT OF BRIGHTON CROSSING FILING NO. 4 RECORDED AT RECEPTION NO. 20051130001311690 IN SAID RECORDS, AND THE BEGINNING OF A CONCENTRIC CURVE TO THE AFOREMENTIONED SAID CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 345.00 FEET THE RADIAL POINT OF SAID CURVE BEARS SOUTH 24°11'13" EAST;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TWELVE (12) COURSES;

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°14'19", AN ARC LENGTH OF 398.85 FEET;
2. SOUTH 00°25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
4. NORTH 89°34'28" EAST, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°42'16", AN ARC LENGTH OF 106.10 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET;
8. NORTH 89°34'28" EAST, A DISTANCE OF 113.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'33", AN ARC LENGTH OF 84.80 FEET;
10. NORTH 68°37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'51", AN ARC LENGTH OF 98.61 FEET;
12. NORTH 89°42'46" EAST, A DISTANCE OF 144.37 FEET TO THE WESTERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 3, RECORDED AT RECEPTION NO. C1271524 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°17'14" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°17'14" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
3. TANGENT TO SAID CURVE, SOUTH 00°17'14" EAST, A DISTANCE OF 100.34 FEET TO THE BOUNDARY OF THE VILLAGE SUBDIVISION, RECORDED AT RECEPTION NO. C0903809 IN SAID RECORDS;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES;

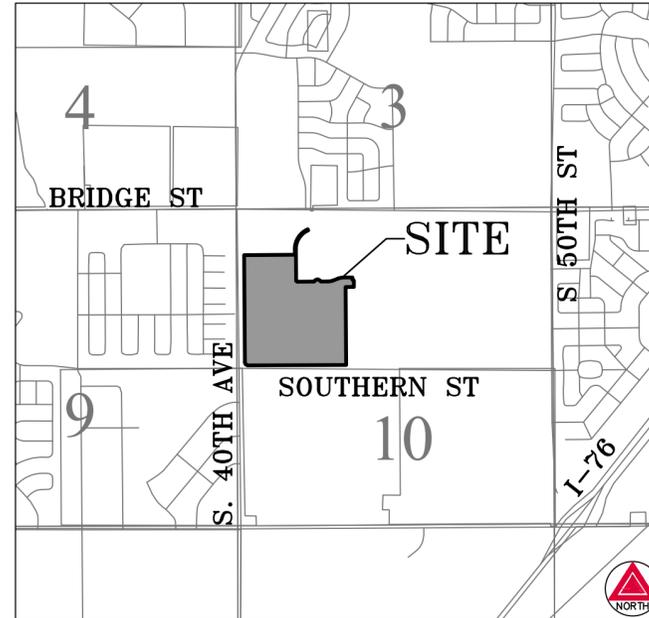
1. SOUTH 89°43'03" WEST, A DISTANCE OF 138.28 FEET;
2. SOUTH 00°24'19" EAST, A DISTANCE OF 1,301.58 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN STREET, AS RECORDED AT RECEPTION NO. 2014000028204 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°43'40" WEST, A DISTANCE OF 1,629.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°14'44" WEST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'46", AN ARC LENGTH OF 86.25 FEET TO SAID EASTERLY RIGHT-OF-WAY OF SOUTH 40TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°25'47" WEST, A DISTANCE OF 1,787.50 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 63.821 ACRES, (2,780,063 SQUARE FEET), MORE OR LESS.



VICINITY MAP
1"=2000'

DEDICATION & ACKNOWLEDGEMENT (CONT.)

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BRIGHTON CROSSING FILING NO. 6 AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

OWNER

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

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ AS _____
NAME TITLE

BY: _____ AS _____
NAME TITLE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ AS _____ AND BY _____ AS _____ OF BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBDIVISION DATA TABLE		
DESCRIPTION	NUMBER	ACRES
LOTS	263	39.491 ACRES
TRACTS	8	12.650 ACRES
RIGHT-OF-WAY		11.680 ACRES
TOTAL		63.821 ACRES

THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE _____ DAY OF _____, 20__.

MAYOR: GREGORY MILLS

CITY CLERK: NATALIE HOEL

SURVEYOR'S CERTIFICATE:

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

NOTICE: 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____ A.D., 20__

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____

AZTEC

CONSULTANTS, INC.

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

AzTec Proj. No.: 69718-19 Drawn By: BAM

DATE OF PREPARATION:	07-25-2018
SCALE:	N/A
SHEET 1 OF 12	

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 12

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	279,084	6.407	DRAINAGE	B.C.O.B. / B.C.O.B.
TRACT B	2,602	0.060	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT C	161,723	3.713	PARK	B.C.O.B. / B.C.O.B.
TRACT D	44,370	1.019	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT E	3,212	0.074	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT F	35,668	0.819	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT G	19,412	0.446	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT H	4,860	0.112	LANDSCAPE	B.C.O.B. / B.C.O.B.
TOTAL	550,931	12.650	B.C.O.B. = BRIGHTON CROSSING OPERATIONS BOARD	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	66°14'19"	345.00'	398.85'
C2	90°00'00"	23.00'	36.13'
C3	57°21'08"	23.00'	23.02'
C4	114°42'16"	53.00'	106.10'
C5	57°21'08"	23.00'	23.02'
C6	20°56'33"	232.00'	84.80'
C7	21°04'51"	268.00'	98.61'
C8	90°00'00"	23.00'	36.13'
C9	89°50'46"	55.00'	86.25'
C10	34°09'59"	15.00'	8.94'
C11	28°08'27"	19.00'	9.33'
C12	28°24'24"	19.00'	9.42'
C13	90°00'00"	23.00'	36.13'
C14	87°42'55"	23.00'	35.21'
C15	93°14'05"	23.00'	37.43'
C16	90°00'00"	23.00'	36.13'
C17	89°59'45"	19.00'	29.84'
C18	90°00'00"	23.00'	36.13'
C19	90°00'00"	23.00'	36.13'
C20	34°09'59"	15.00'	8.94'
C21	90°00'00"	23.00'	36.13'
C22	89°32'45"	23.00'	36.13'
C23	90°00'15"	19.00'	29.85'
C24	90°00'00"	23.00'	36.13'
C25	90°00'00"	23.00'	36.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°01'13"	23.00'	36.14'
C27	89°58'47"	23.00'	36.12'
C28	90°01'13"	23.00'	36.14'
C29	89°58'47"	15.00'	23.56'
C30	90°01'13"	15.00'	23.57'
C31	89°58'47"	23.00'	36.12'
C32	93°51'36"	23.00'	37.68'
C33	85°00'00"	23.00'	34.12'
C34	90°00'00"	23.00'	36.13'
C35	89°58'47"	23.00'	36.12'
C36	90°00'00"	23.00'	36.13'
C37	90°01'13"	23.00'	36.14'
C38	89°59'45"	19.00'	29.84'
C39	90°00'15"	19.00'	29.85'
C40	90°00'00"	23.00'	36.13'
C41	95°37'30"	23.00'	38.39'
C42	86°01'45"	23.00'	34.53'
C43	90°00'00"	23.00'	36.13'
C44	90°00'00"	23.00'	36.13'
C45	90°00'00"	23.00'	36.13'
C46	90°00'00"	23.00'	36.13'
C47	90°00'00"	23.00'	36.13'
C48	90°00'00"	23.00'	36.13'
C49	90°16'43"	23.00'	36.24'
C50	90°00'00"	23.00'	36.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	23.00'	36.13'
C52	90°00'00"	23.00'	36.13'
C53	90°00'00"	23.00'	36.13'
C54	34°09'59"	15.00'	8.94'
C55	34°09'59"	15.00'	8.94'
C56	90°00'00"	30.00'	47.12'
C57	90°00'00"	23.00'	36.13'
C58	90°00'00"	23.00'	36.13'
C59	90°00'00"	23.00'	36.13'
C60	90°00'00"	23.00'	36.13'
C61	90°00'00"	23.00'	36.13'
C62	90°00'00"	23.00'	36.13'
C63	34°09'59"	15.00'	8.94'
C64	34°09'59"	15.00'	8.94'
C65	90°00'00"	23.00'	36.13'
C66	90°00'00"	30.00'	47.12'
C67	90°00'00"	30.00'	47.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'32"W	90.18'
L2	S24°11'13"E	18.00'
L3	N89°34'28"E	113.84'
L4	N68°37'55"E	86.88'
L5	N89°42'46"E	144.37'
L6	S00°17'14"E	36.00'
L7	S00°17'14"E	100.34'
L8	S89°43'03"W	138.28'
L9	S00°17'14"E	4.01'
L10	N08°46'01"E	3.51'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 28286" IN A RANGE BOX AND AT THE CENTER QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 24968" IN A RANGE BOX, ASSUMED TO BEAR SOUTH 00°22'08" EAST.
2. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. ABC70636400, WITH A COMMITMENT DATE OF SEPTEMBER 11, 2019 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY ACROSS THESE PREMISES, EASEMENTS AND ENCUMBRANCES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08001C0739H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 AND MAP NO. 08001C1002H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".
6. ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: TEN (10) FEET ALONG REAR LOT LINES; TWO AND ONE-HALF (2.5) FEET ALONG ONE SIDE LOT LINES AND FIVE (5) FEET ALONG THE OTHER SIDE LOT LINE, UNLESS OTHERWISE NOTED; TWELVE (12) FEET WIDE ALONG FRONT LOT AND TRACT LINES ADJACENT TO PUBLIC STREETS; OTHER UTILITY EASEMENTS ARE AS SHOWN HEREON.
7. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
8. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRIGHTON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
9. A BLANKET MAINTENANCE ACCESS EASEMENT IS GRANTED OVER TRACT A TO SOUTH BEEBE METRO DISTRICT.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
	AzTec Proj. No.: 69718-19 Drawn By: BAM

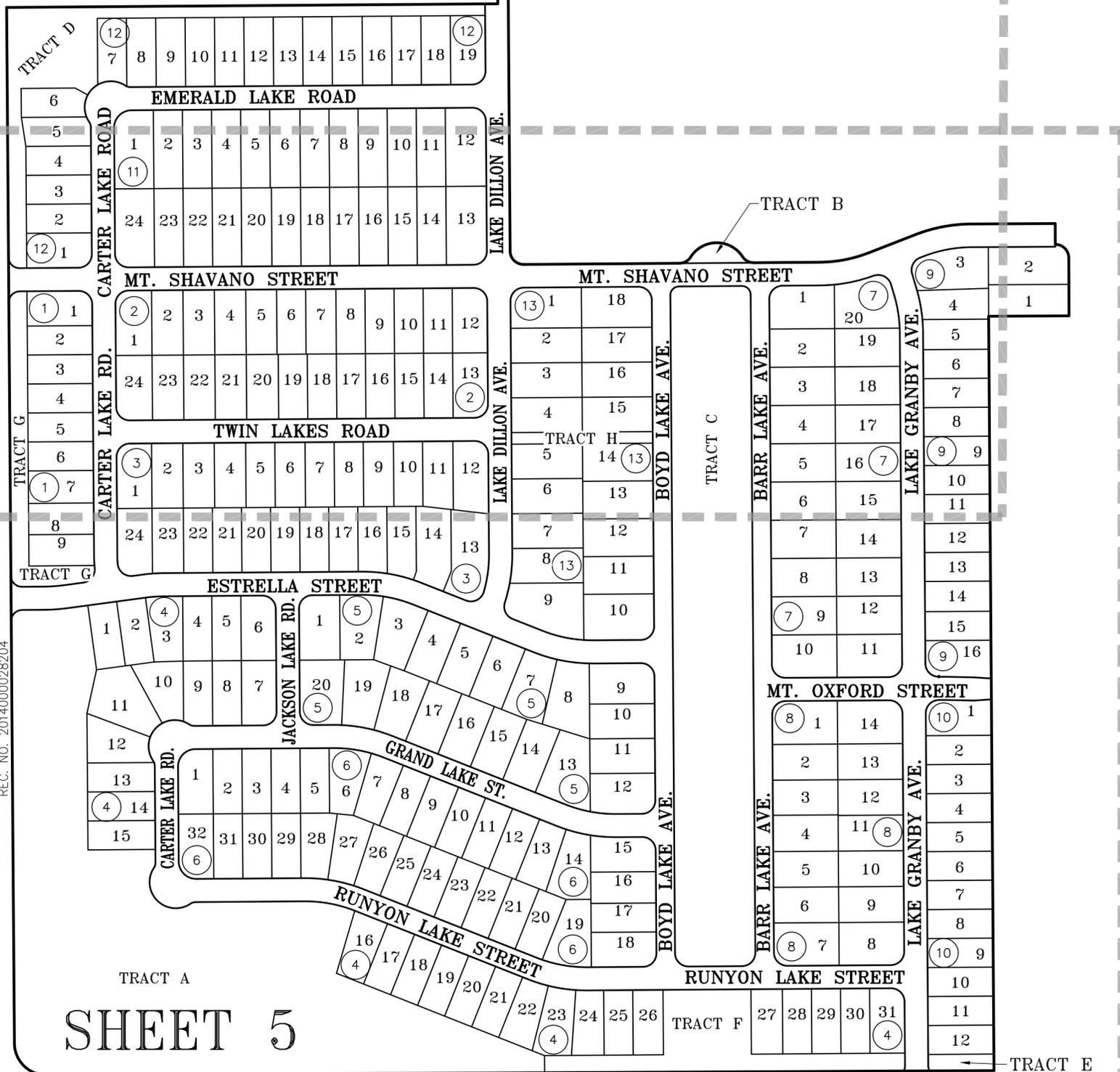
DATE OF PREPARATION:	07-25-2018
SCALE:	N/A
SHEET 2 OF 12	

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

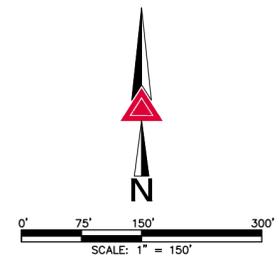
A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 12

SHEET 4



SEE SHEET 4
& SHEET 5 FOR FULL
BOUNDARY INFORMATION
& LEGEND



S. 40TH AVENUE
(55' WIDE PUBLIC ROW)
REC. NO. 2014000028204

SHEET 5

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 69718-19
Drawn By: BAM

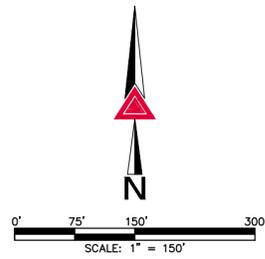
DATE OF PREPARATION:	07-25-2018
SCALE:	1"=150'
SHEET 3 OF 12	

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

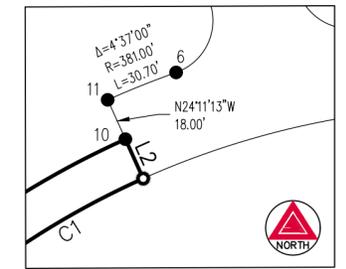
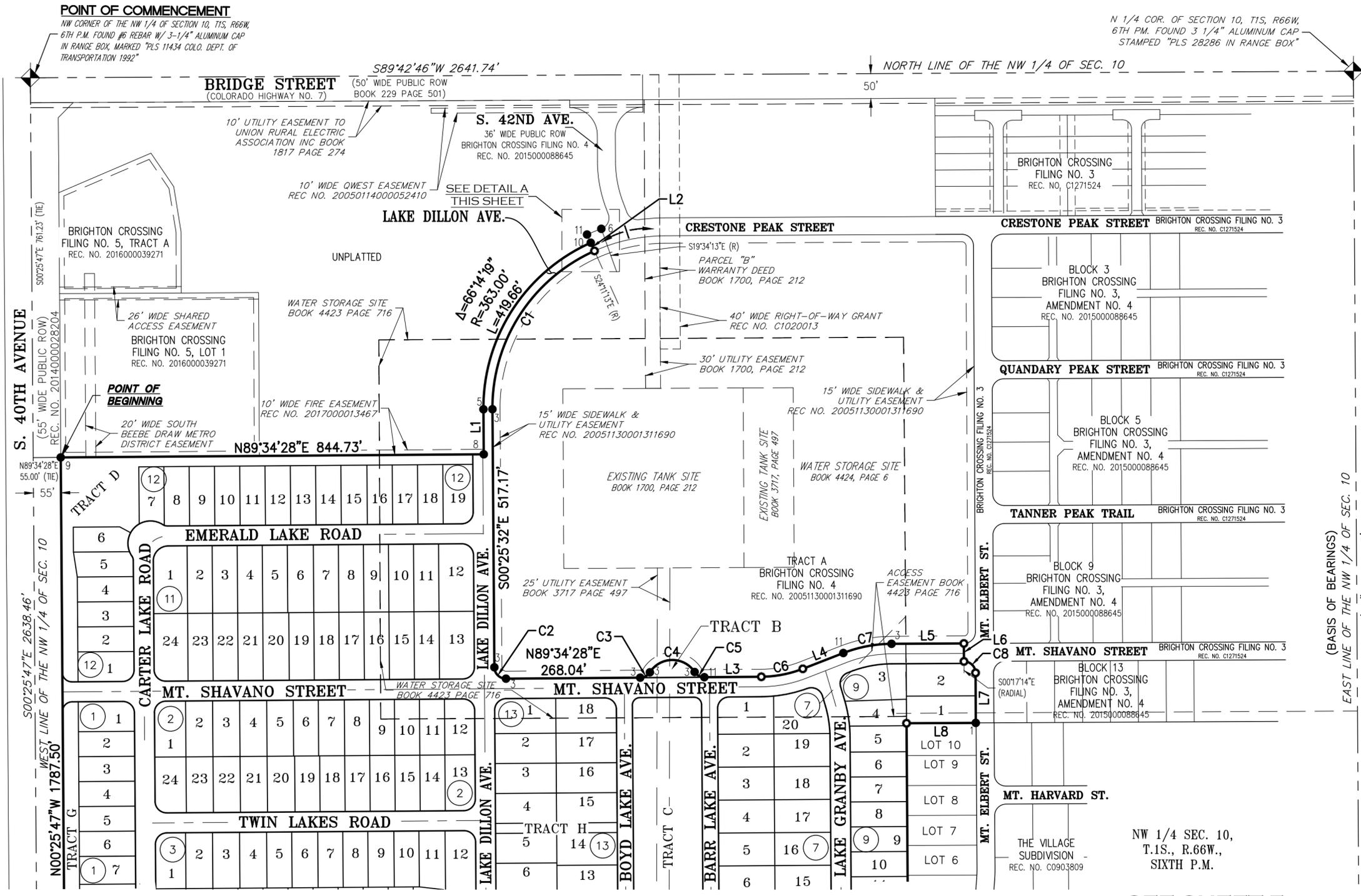
SHEET 4 OF 12

**SEE SHEET 2
FOR LINE &
CURVE TABLES**



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS MONUMENTED
- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND 1" BRASS TAG STAMPED "AZTEC 36580"
- 2 FOUND 1" BRASS TAG STAMPED "LS 22561"
- 3 FOUND 1-1/4" BLUE PLASTIC CAP STAMPED "AZTEC LS 22561"
- 4 FOUND 1-1/4" RED PLASTIC CAP STAMPED "AMERICAN WEST 37971"
- 5 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV PLS 25953"
- 6 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV PLS 30830"
- 7 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
- 8 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV" PLS NO. ILLEGIBLE
- 9 FOUND 60D NAIL
- 10 FOUND NO. 5 REBAR WITH NO CAP
- 11 FOUND BENT NO. 5 REBAR WITH NO CAP
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



DETAIL A
1" = 50'

SEE SHEET 5

SEE SHEET 5

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC

CONSULTANTS, INC.

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

AzTec Proj. No.: 69718-19 Drawn By: BAM

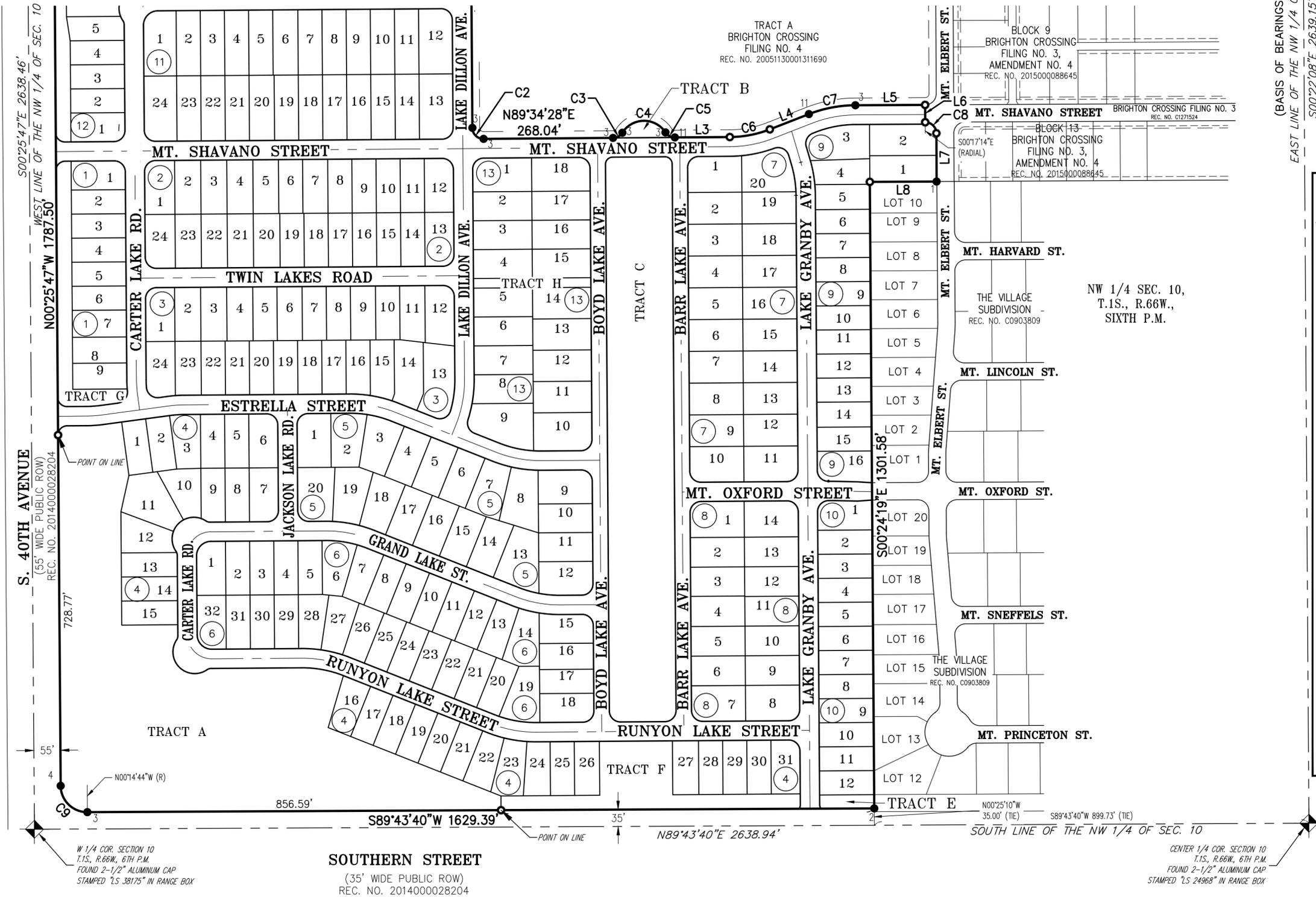
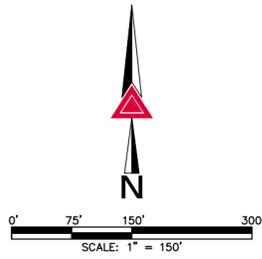
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SCALE:	1"=150'
SHEET 4 OF 12	

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 12

SEE SHEET 4



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS MONUMENTED
- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND 1" BRASS TAG STAMPED "AZTEC 36580"
- FOUND 1" BRASS TAG STAMPED "LS 22561"
- FOUND 1-1/4" BLUE PLASTIC CAP STAMPED "AZTEC LS 22561"
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "AMERICAN WEST 37971"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV PLS 25953"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV PLS 30830"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "FRONTIER SURV" PLS NO. ILLEGIBLE
- FOUND 60D NAIL
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND BENT NO. 5 REBAR WITH NO CAP
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

SEE SHEET 2
FOR LINE &
CURVE TABLES

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DATE OF PREPARATION:	07-25-2018
SCALE:	1"=150'
SHEET 5 OF 12	

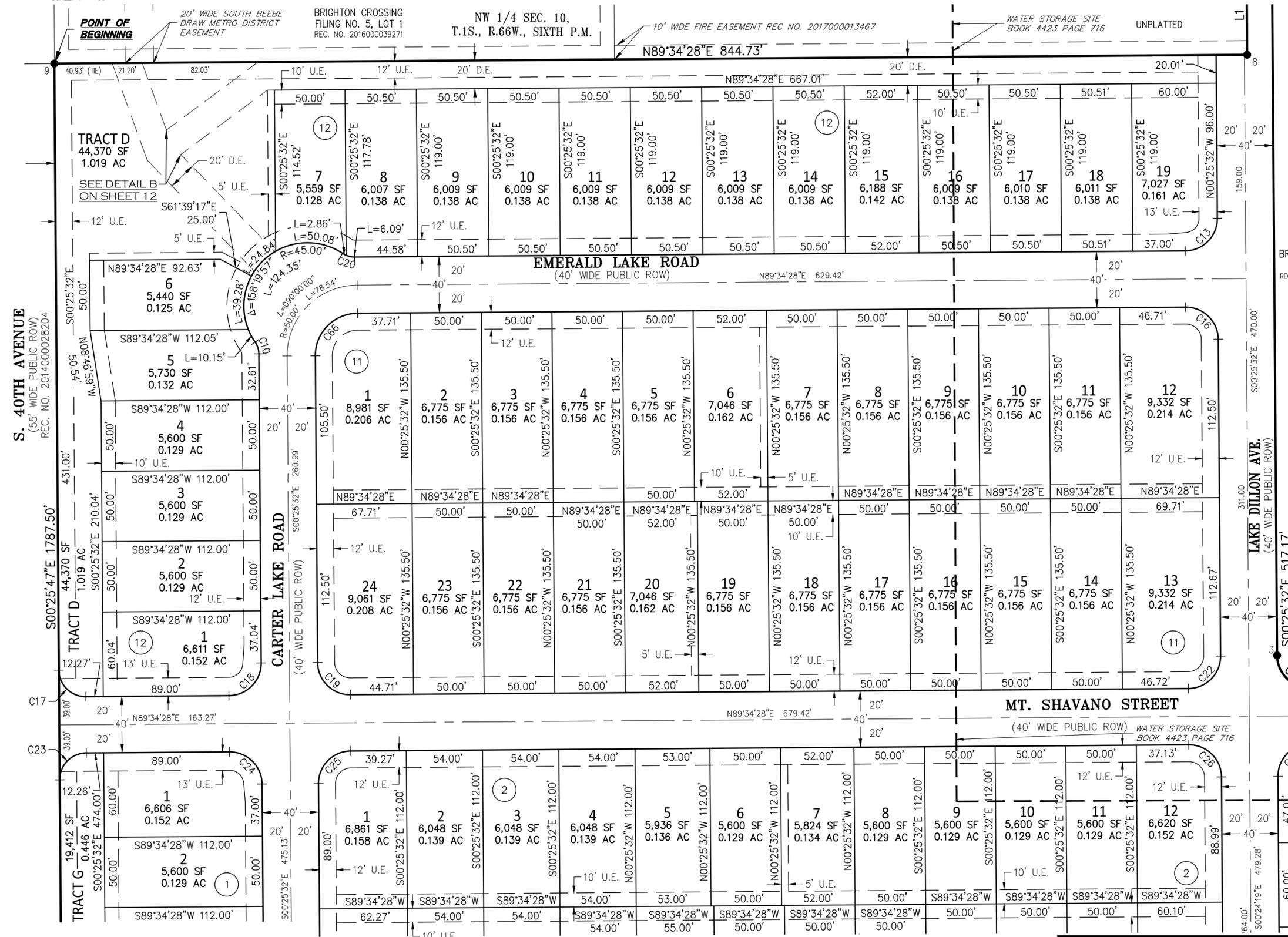
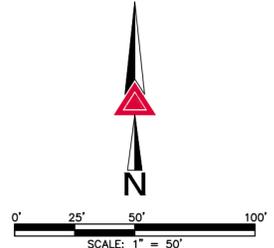
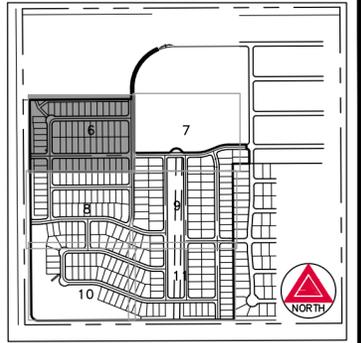
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FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 12

SEE SHEET 4



TRACT A
BRIGHTON CROSSING
FILING NO. 4,
REC. NO. 20051130001311690

SEE SHEET 7

**SEE SHEET 2
FOR LINE &
CURVE TABLES**

SEE SHEET 8

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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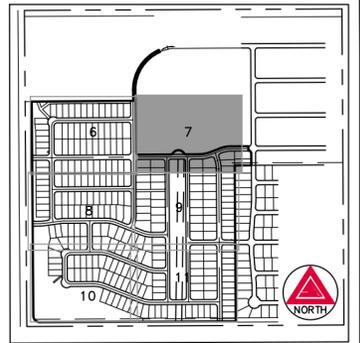
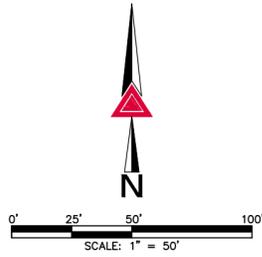
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DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 6 OF 12	

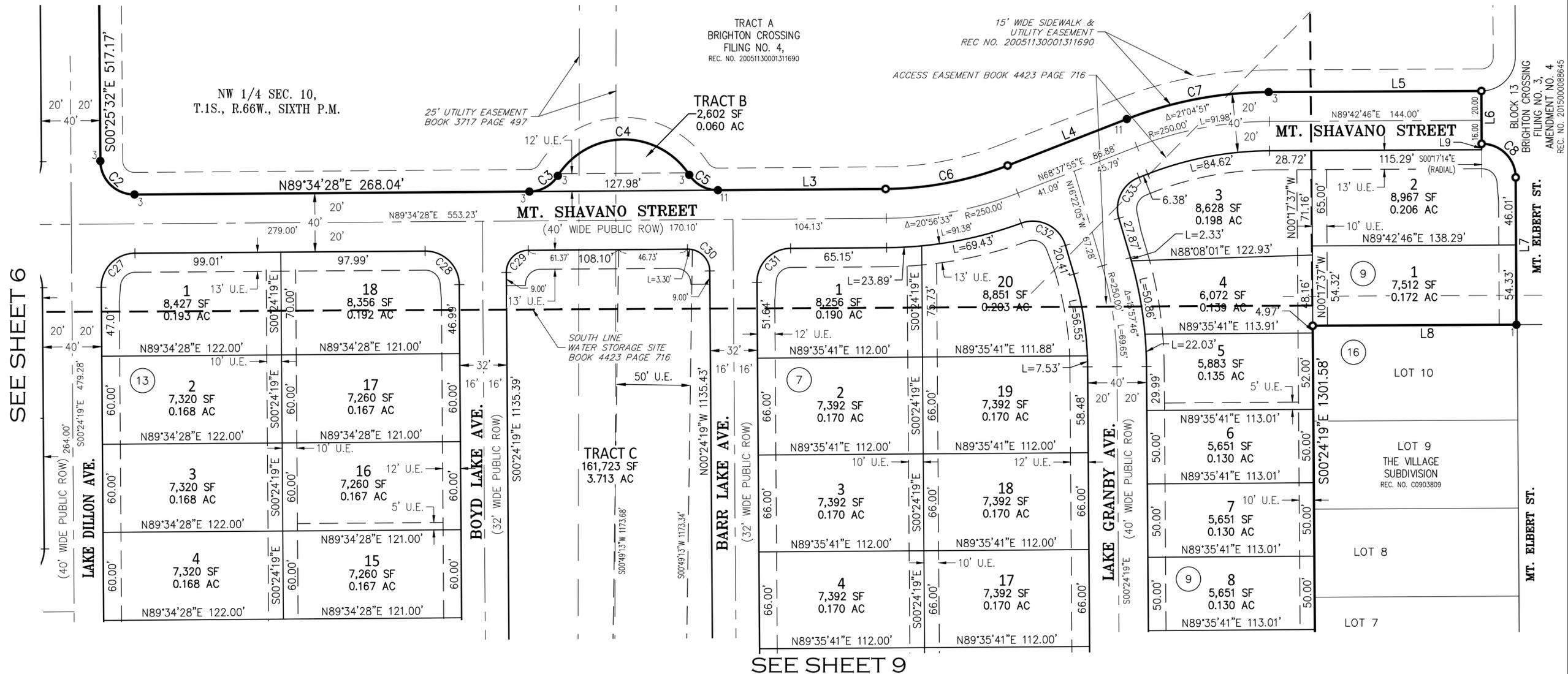
FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 12



KEYMAP
1" = 1000'



SEE SHEET 6

**SEE SHEET 2
FOR LINE &
CURVE TABLES**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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CONSULTANTS, INC.

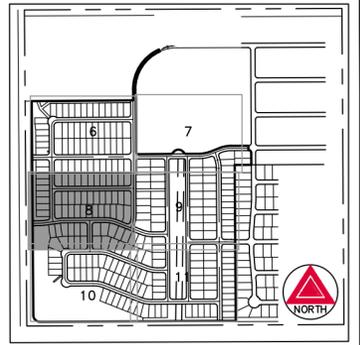
300 East Mineral Ave., Suite 1
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DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 7 OF 12	

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SEE SHEET 6
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 12

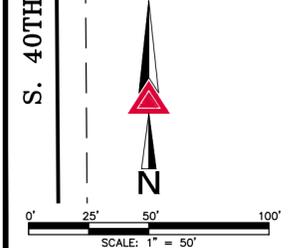


SEE SHEET 9

**SEE SHEET 2
FOR LINE &
CURVE TABLES**

SEE SHEET 10

S. 40TH AVENUE (55' WIDE PUBLIC ROW)
REC. NO. 2014000028204



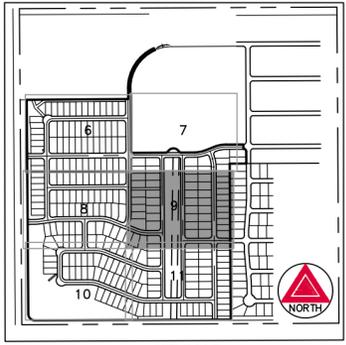
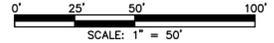
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AZtec Proj. No.: 69718-19
Drawn By: BAM

DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 8 OF 12	

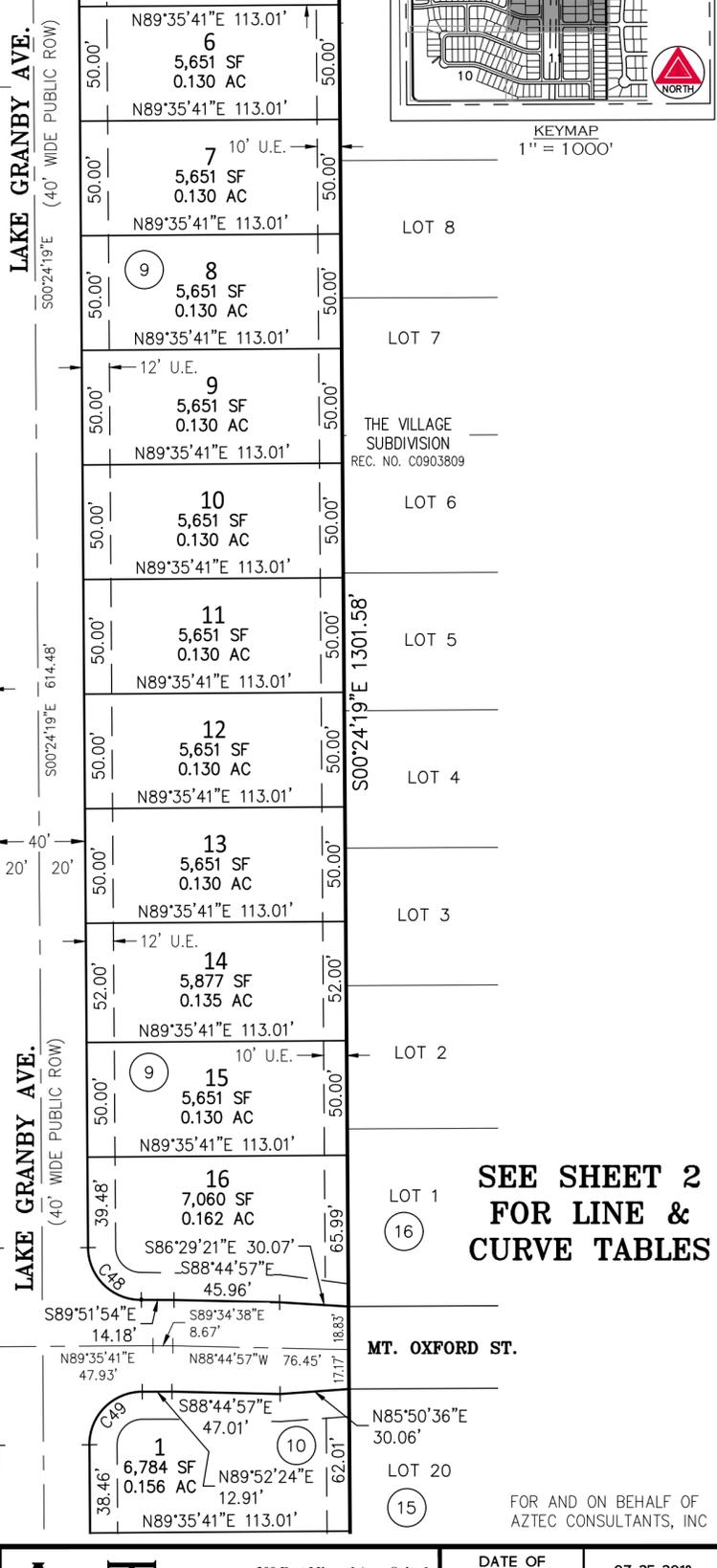
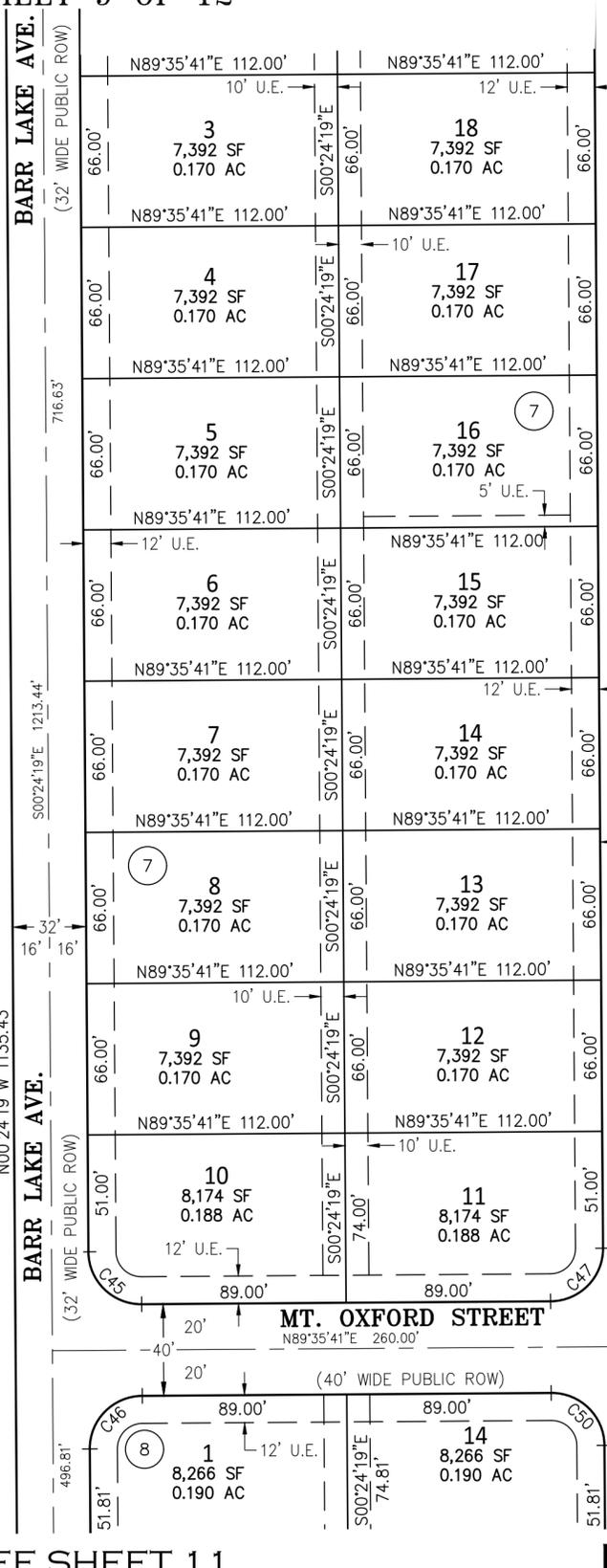
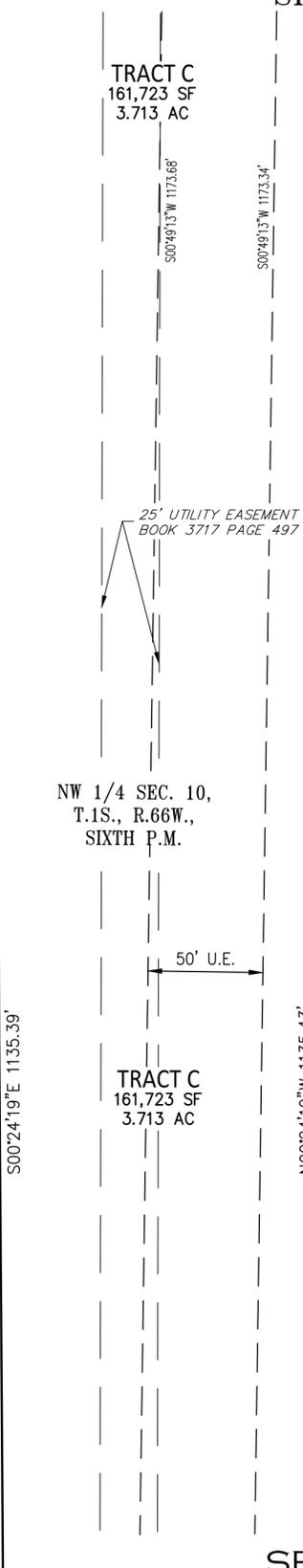
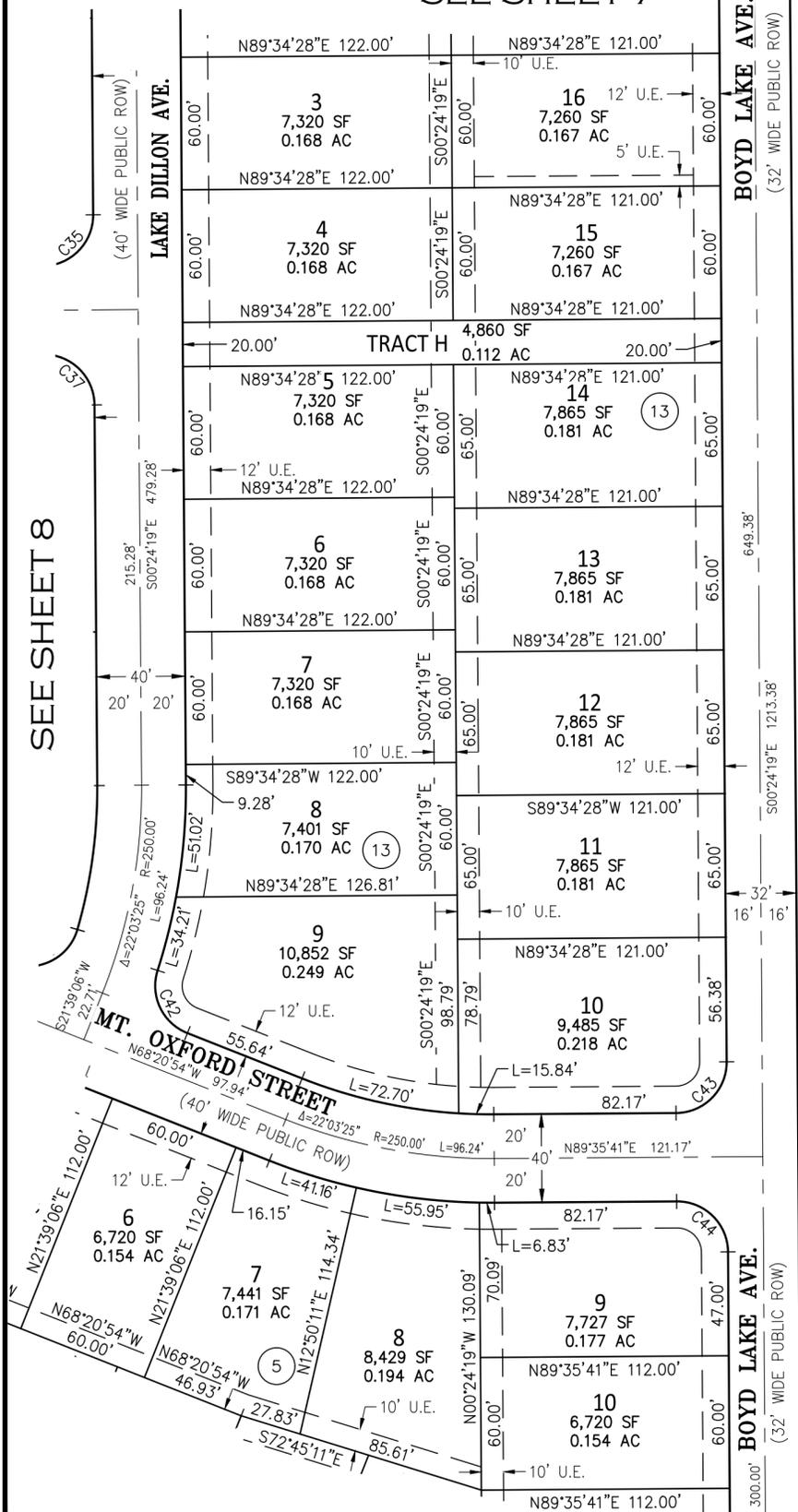
FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 7

SHEET 9 OF 12



**SEE SHEET 2
FOR LINE &
CURVE TABLES**

SEE SHEET 11

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Drawn By: BAM

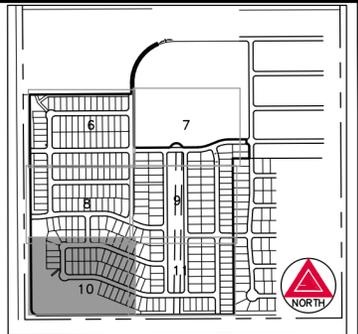
DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 9 OF 12	

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

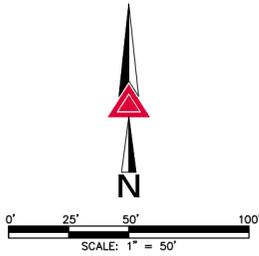
FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

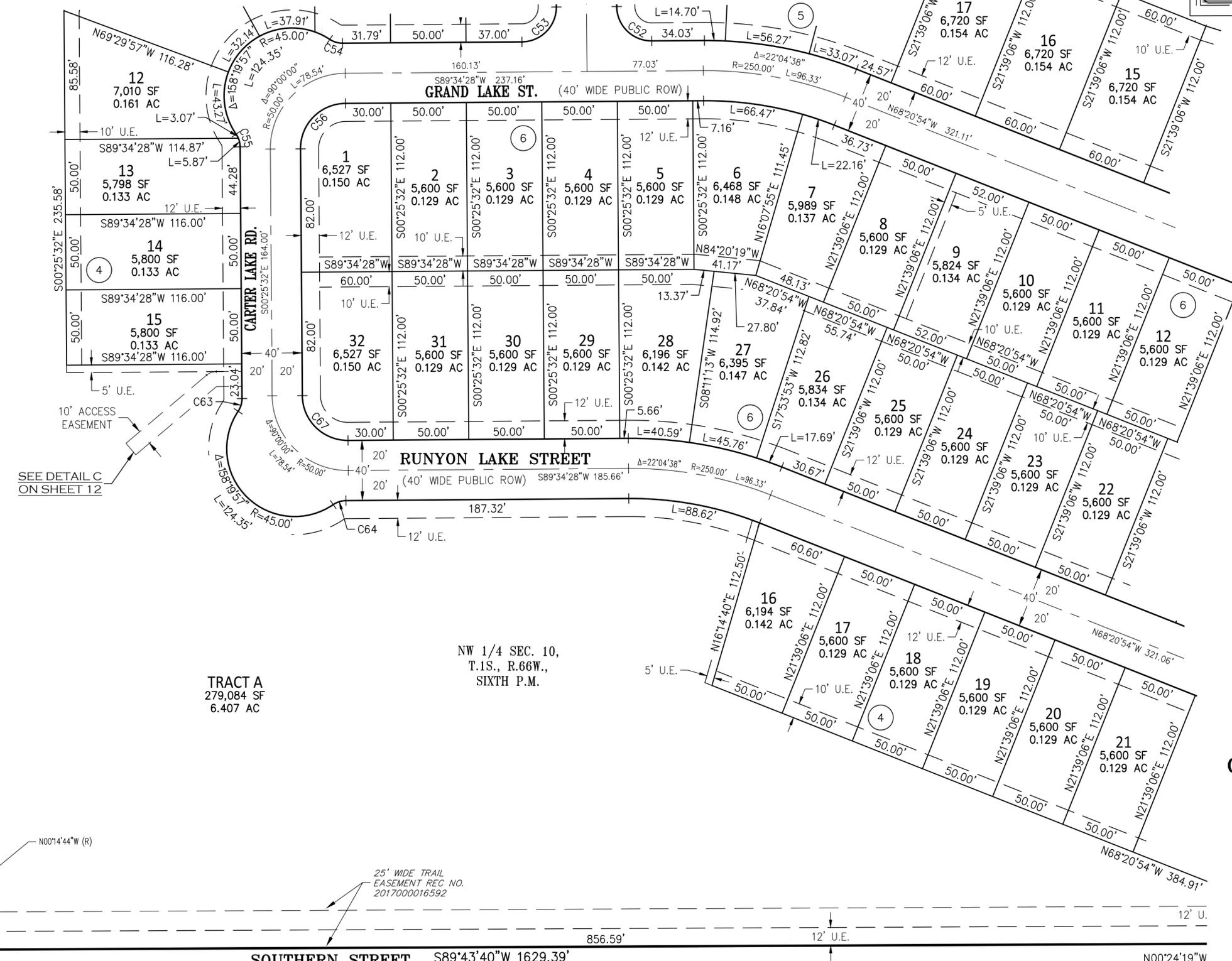
SHEET 10 OF 12
SEE SHEET 8



KEYMAP
1" = 1000'



S. 40TH AVENUE
(55' WIDE PUBLIC ROW)
REC. NO. 2014000028204 S00°25'47"E 1787.50'



SEE SHEET 11

SEE SHEET 2
FOR LINE &
CURVE TABLES

S. 40TH AVENUE
(55' WIDE PUBLIC ROW)
REC. NO. 2014000028204 S00°25'47"E 1787.50'

TRACT A
279,084 SF
6.407 AC

NW 1/4 SEC. 10,
T.1S., R.66W.,
SIXTH P.M.

SOUTHERN STREET S89°43'40"W 1629.39'

(35' WIDE PUBLIC ROW)
REC. NO. 2014000028204

SOUTH LINE OF THE NW 1/4 OF SEC. 10

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AzTec Proj. No.: 69718-19
Drawn By: BAM

DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 10 OF 12	

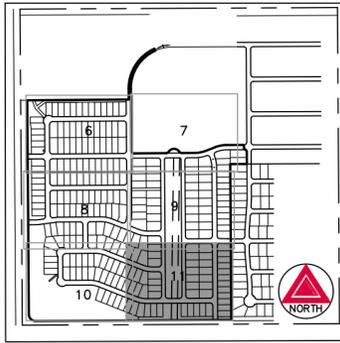
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

FINAL PLAT OF BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**SEE SHEET 2
FOR LINE &
CURVE TABLES**

SHEET 11 OF 12



KEYMAP
1" = 1000'

SEE SHEET 9

SEE SHEET 10



NW 1/4 SEC. 10,
T.1S., R.66W.,
SIXTH P.M.

25' UTILITY EASEMENT
BOOK 3717 PAGE 497

TRACT C
161,723 SF
3.713 AC

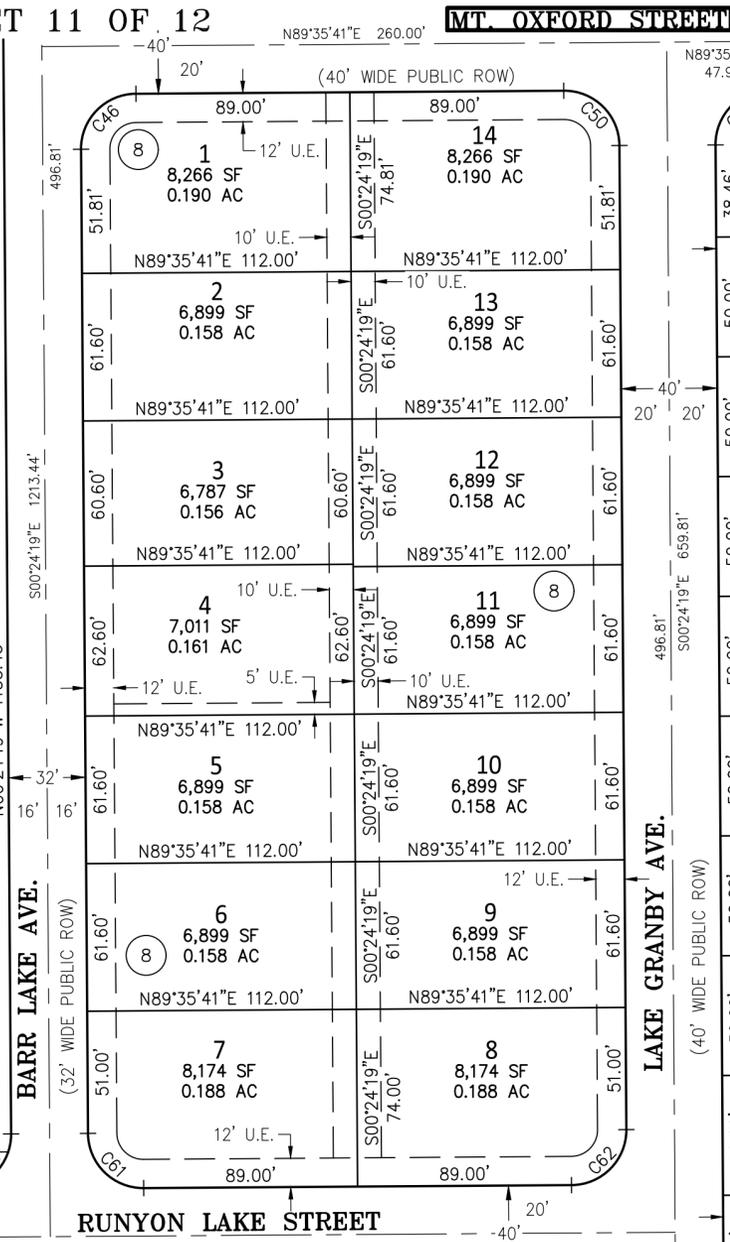
TRACT F
35,668 SF
0.819 AC

TRACT A

SOUTHERN STREET

(35' WIDE PUBLIC ROW)
REC. NO. 2014000028204

20' UTILITY EASEMENT
BOOK 3717 PAGE 497



MT. OXFORD STREET

BARR LAKE AVE.
(32' WIDE PUBLIC ROW)

RUNYON LAKE STREET

LAKE GRANBY AVE.
(40' WIDE PUBLIC ROW)

SOUTH LINE OF THE NW 1/4 OF SEC. 10
N89°43'40"E 2638.94'



SCALE: 1" = 50'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

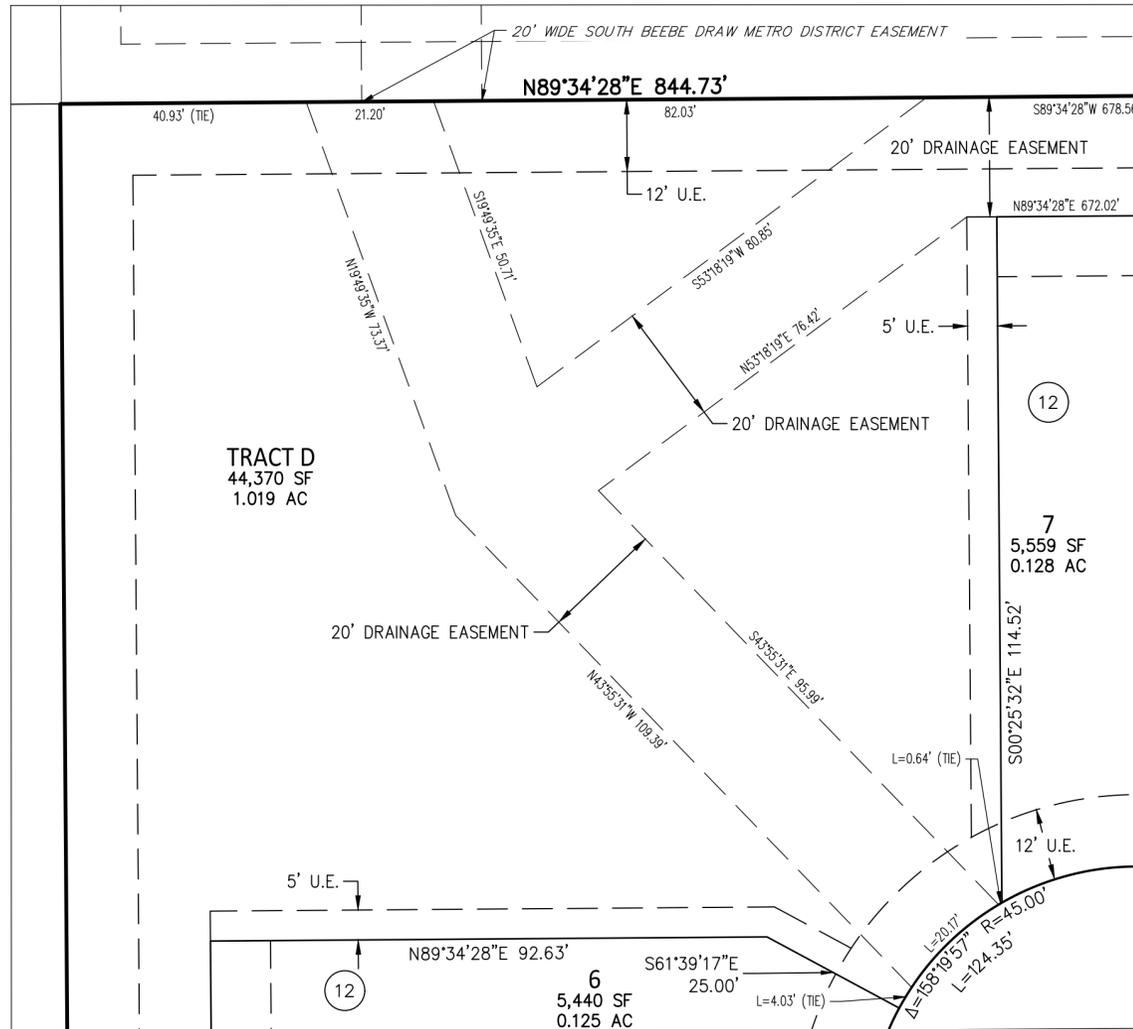
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DATE OF PREPARATION:	07-25-2018
SCALE:	1"=50'
SHEET 11 OF 12	

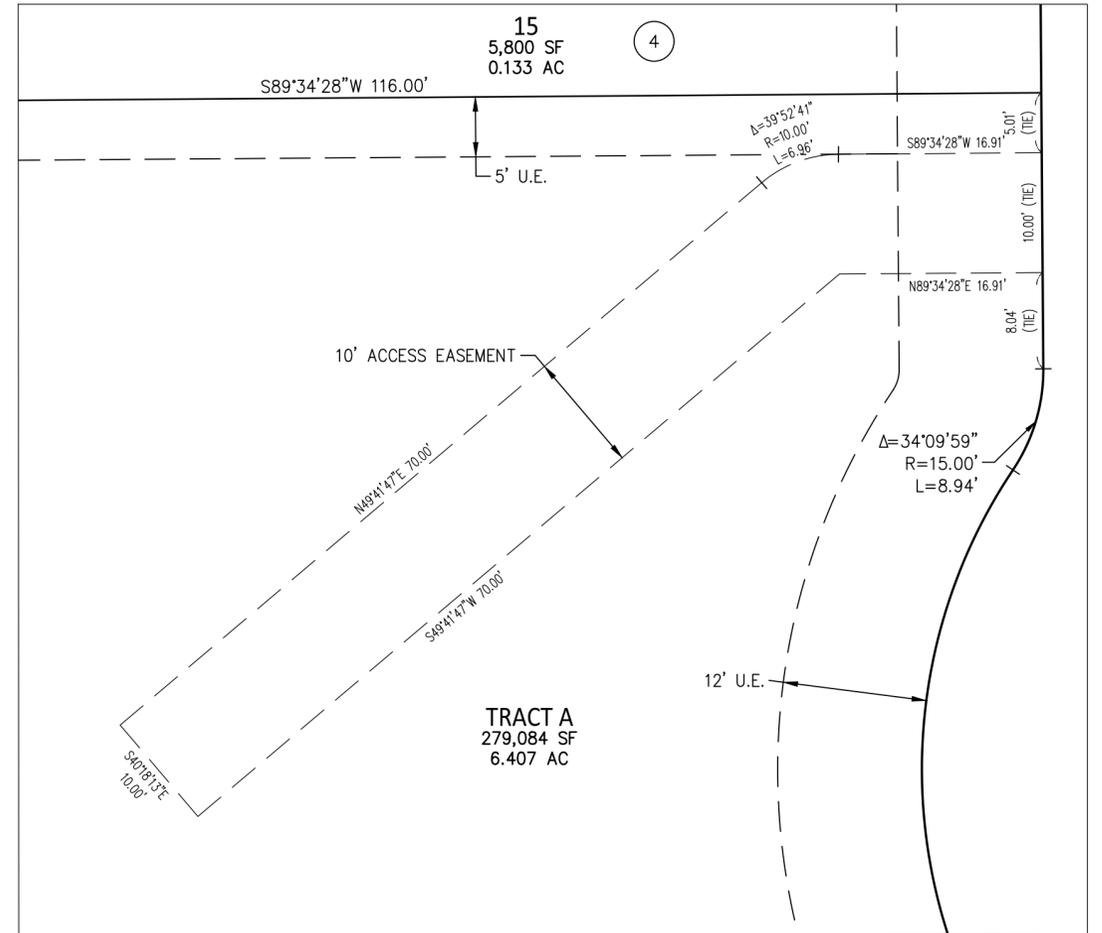
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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 12



DETAIL B
1" = 20'



DETAIL C
1" = 10'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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DATE OF PREPARATION:	07-25-2018
SCALE:	N/A
SHEET 12 OF 12	