

Aug 28, 2019 10:54am S:\Projects\2018\18-480\Legal Survey\Drawings\18-480 Southgate Brighton PLAT.dwg
rjohnston

NOTES:

1. 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EPS GROUP, INC TO DETERMINE OWNERSHIP OF THE DESCRIBED PROPERTY. EASEMENTS AND ENCUMBRANCES OF RECORD WERE PROVIDED IN TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: ABC70585839-2, DATED: AUGUST 17, 2018.
3. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, AS MEASURED AND AS SHOWN ON FINAL PLAT OF VILLAGE AT SOUTHGATE BRIGHTON, RECORDED IN RECEPTION #2015000047350, BEARING **SOUTH 00 DEGREES 30 MINUTES 46 SECONDS EAST**. UNITS OF MEASUREMENT ARE INTERNATIONAL FEET.
4. THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED ARE NOT LOCATED WITHIN THE DESIGNATED REGULATORY FLOOD PLAIN AREA PER FIRM MAP FOR ADAMS COUNTY, MAP NUMBER 08001C0337 H, REVISED MARCH 5, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
5. PRT1, PRT2, PRT3 AND PRT1 ALL INCLUDE 20 FOOT WIDE UTILITY EASEMENTS FOR THE CITY OF BRIGHTON WATER AND SANITARY SEWER CENTERED ON THE PRIVATE ROADWAY TRACTS.
6. SIX-FOOT (6') WIDE NON-EXCLUSIVE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AND CONVEYED ON PRIVATE PROPERTY ADJACENT TO THE ALLEY AND EIGHT-FOOT (8') ON THE FRONT LOT LINES WHERE NECESSARY FOR INSTALLATION OF DRY UTILITIES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA IDENTIFIED AS SINGLE-FAMILY LOTS. ALL EXISTING EIGHT-FOOT (8') AND TEN-FOOT (10') NON-EXCLUSIVE DRY UTILITY EASEMENTS ARE 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, PRIVATE STREETS AND ACROSS TRACTS WITHIN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.
7. MAINTENANCE OF ALL PRIVATE STORMWATER TREATMENT AND DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LANDOWNER, IT'S SUCCESSORS AND ASSIGNS, TO ENSURE THE FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY UNLESS THE CITY EXPRESSLY ACCEPTS THE RESPONSIBILITY IN WRITING. EASEMENTS ARE TO BE GRANTED TO THE CITY OF BRIGHTON FOR THE PURPOSES OF ACCESSING, INSPECTING, MAINTAINING AND REPAIRING PRIVATE DRAINAGE FACILITIES IN THE EVENT THE LAND OWNER, IT'S SUCCESSORS AND ASSIGNS, INCLUDING ANY HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION, FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
8. TOTAL NUMBER OF LOTS:

SINGLE FAMILY = 138

MULTIFAMILY OR COMMERCIAL = 0

COMMERCIAL/OFFICE = 0
9. FUTURE STREET CONNECTIONS AT FOLEY ROAD, GATEWAY STREET, PERIWINKLE WAY AND PRIVATE ROADWAY TRACTS ARE ANTICIPATED.
10. EXISTING TREES SHALL BE CONSIDERED FOR PRESERVATION WITH THE DESIGN OF THE FINAL DEVELOPMENT PLAN.

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

OWNER'S
CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF LOT 1, BLOCK 3; VILLAGE AT SOUTHGATE BRIGHTON, AND LOT 1, BLOCK 4, VILLAGE AT SOUTHGATE BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING LOCATED WITHIN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6th P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT ALL RIGHTS OF WAYS.

SAID PARCEL DESCRIBED ABOVE CONTAINING A TOTAL OF 15.446 ACRES MORE OR LESS.

HAVE LAID OUT AND PLATTED THE SAME AS SHOWN UNDER THE NAME AND STYLE OF VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE PERPETUAL PRIVATE ROADWAY TRACTS IN, OVER, UNDER AND ACROSS THE PUBLIC WAYS AND LANDS HEREON SHOWN AND NOT PREVIOUSLY DEDICATED. EASEMENTS ARE RESERVED AS SHOWN AND ARE FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

EXECUTED THIS _____ DAY OF _____, 2019 BY:

OWNER

BY: _____

COUNTY OF _____ } S.S.

STATE OF COLORADO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ADDRESS: _____

MY COMMISSION EXPIRES: _____

OWNERSHIP TABLE	
DESCRIPTION	OWNERSHIP
LOTS	LOT OWNERS
TRACTS	HOA
RIGHT OF WAY	CITY

SURVEYOR'S
CERTIFICATE

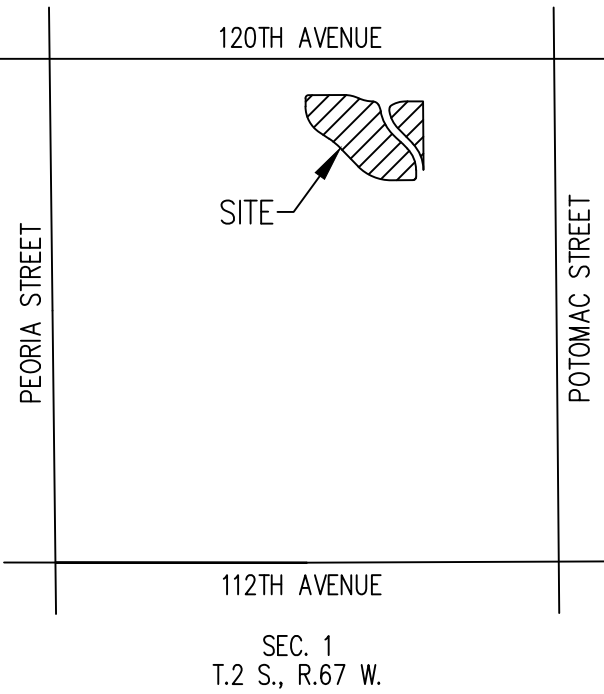
I HEREBY CERTIFY THAT BY SIGNING AND SEALING THIS PLAT THAT THIS PROFESSIONAL LAND SURVEYOR IS REPRESENTING THAT THE SURVEYING ADDRESSED HEREIN HAS BEEN PERFORMED UNDER MY DIRECTION AND THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT, THIS PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THAT ALL BOUNDARY MONUMENTS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON THE 18th DAY OF SEPTEMBER, 2018

ROBERT A JOHNSTON, PLS 38049

DATE OF PLAT OR MAP DECEMBER 12, 2018 (REV 08/27/19).
ROBERT A JOHNSTON, PLS 38049
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, #120
MESA, AZ 85201
(480) 503-2250

LEGEND

- ☒ MONUMENT AS NOTED
- ☐ REBAR AS NOTED
- SFNF SEARCHED FOR, NOT FOUND
- DKT DOCKET
- FND FOUND
- DOC DOCUMENT
- BK BOOK
- PG PAGE
- R/W RIGHT OF WAY
- PRT PRIVATE ROADWAY TRACT
- _____ BOUNDARY LINE
- SECTION LINE
- _____ EASEMENT LINE
- _____ EXISTING R/W
- _____ ROAD CENTERLINE
- _____ ADJACENT PROPERTY LINE



VICINITY MAP

CITY
COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO ON THE ____ DAY OF _____, 2019

ATTEST: CITY CLERK _____ MAYOR _____

CLERK & RECORDER'S
CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO

AT _____ ON THE _____ DAY OF _____, 2019

CLERK AND RECORDER

RECEPTION NO. _____

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS BLOCKS 1-9	393,586	9.0355
TRACTS A-P	175,829	4.0364
PRIVATE ROADWAY TRACT (PRT1)	89,541	2.0556
PRIVATE ROADWAY TRACT (PRT2)	10,541	0.2420
PRIVATE ROADWAY TRACT (PRT3)	3,315	0.0761
TOTAL AREA	672,813	15.4457

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

Project:

Drawn by: JB
Reviewed by: JB

Job No.
18-480

PLAT

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of **15**

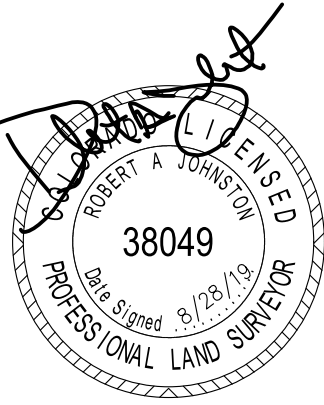
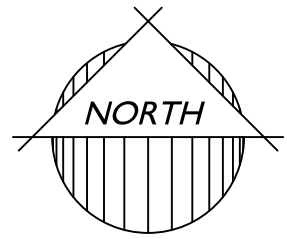
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Mesa, AZ 85201
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FINAL PLAT

**VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4**

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



N 1/4 COR
SEC 1, T2S, R67W
FND 3/4" REBAR
W/2-1/2" ALUMINUM CAP
PLS #34183

E. 120th AVENUE

BLOCK I

VILLAGE AT SOUTHGATE BRIGHTON
REC. NO. 20150000047350

BLOCK 2

VILLAGE AT SOUTHGATE BRIGHTON
REC. NO. 20150000047350

GATEWAY STREET

SHEET 3

SHEET 4

SHEET 5

- SHEET 6

SHEET 10

SHEET 9

SHEET 8

SHEET 7

SHEET 11

SHEET 12

SHEET 13

SHEET 15

SHEET 14

LOT 9

C 1/4 COR
SEC 1, T2S, R67W
FND 3/4" REBAR
W/2-1/2" ALUMINUM CAP
PLS #11805, 1995

TRACT D
BLOCK 7

VILLAGE AT SOUTHGATE BRIGHTON
REC. NO. 20150000047350

TRACT E
BLOCK 8

VILLAGE AT SOUTHGATE BRIGHTON
REC. NO. 20150000047350

— CE 1/16 COR
SEC 1, T2S, R67W
FND 3/4" REBAR
W/2-1/2" ALUMINUM CAP
PLS #25642, 2004

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

FINAL PLAT

Index

Drawn by: JB
Reviewed by: JB

Job No.

PLAT

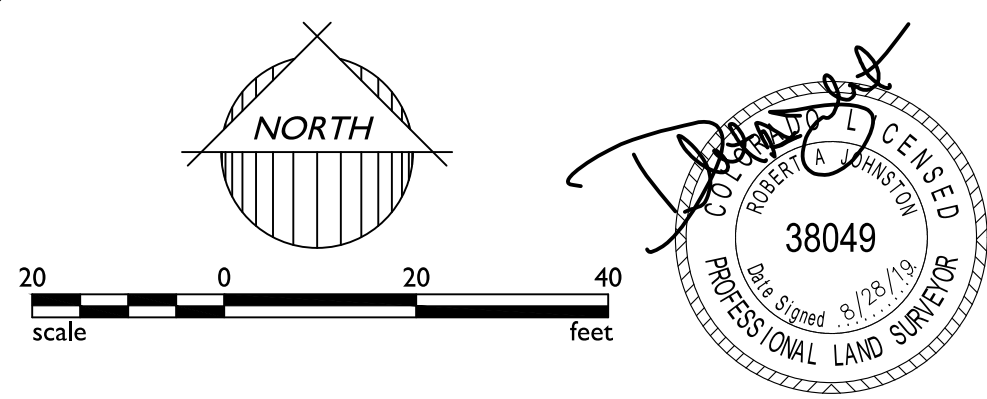
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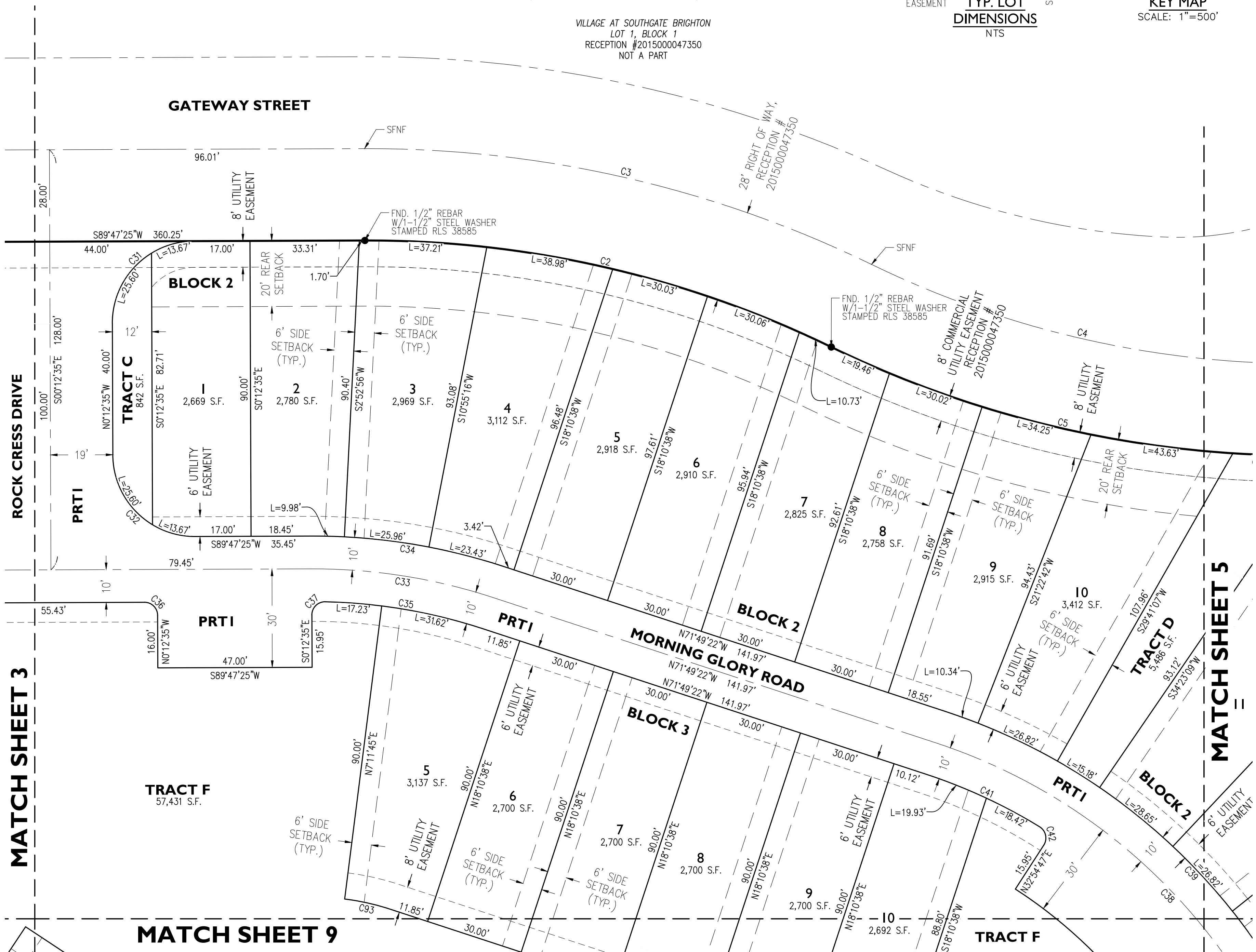
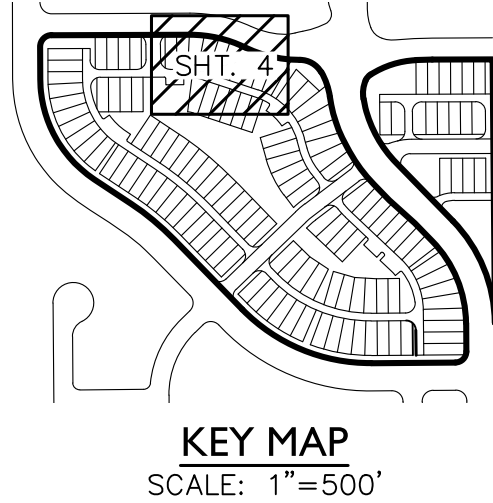
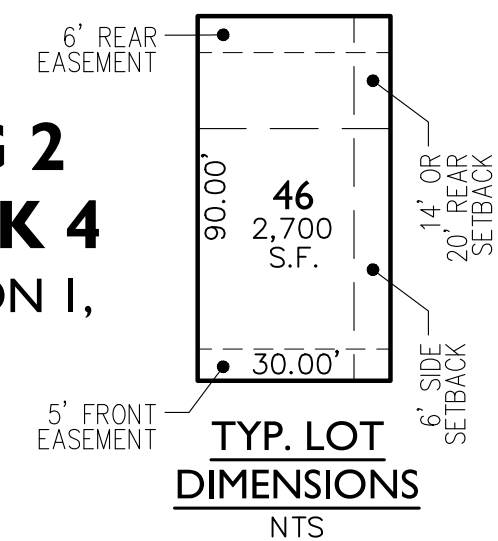


FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

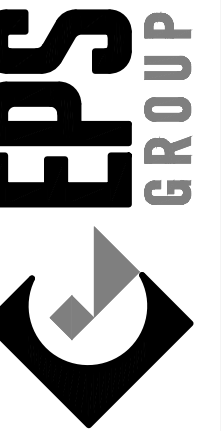
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TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

VILLAGE AT SOUTHGATE BRIGHTON
LOT 1, BLOCK 1
RECEPTION #2015000047350
NOT A PART



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BRIGHTON, COLORADO

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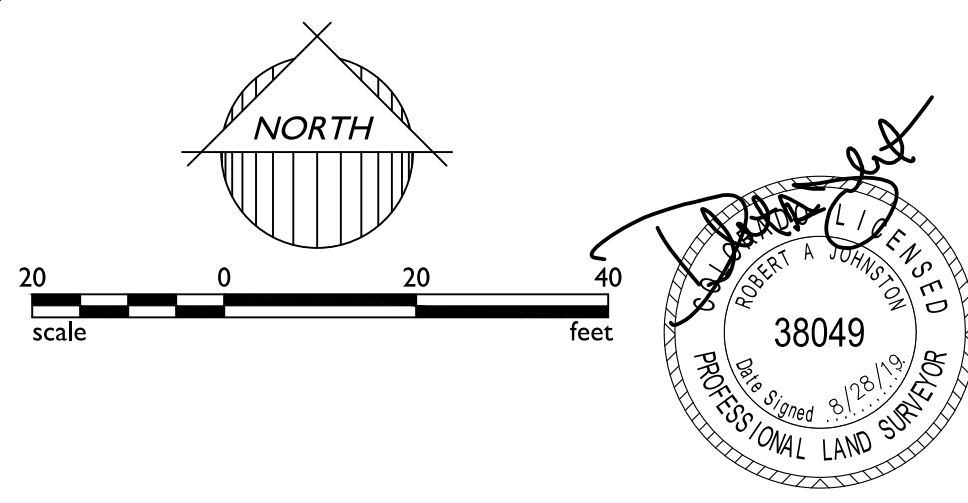
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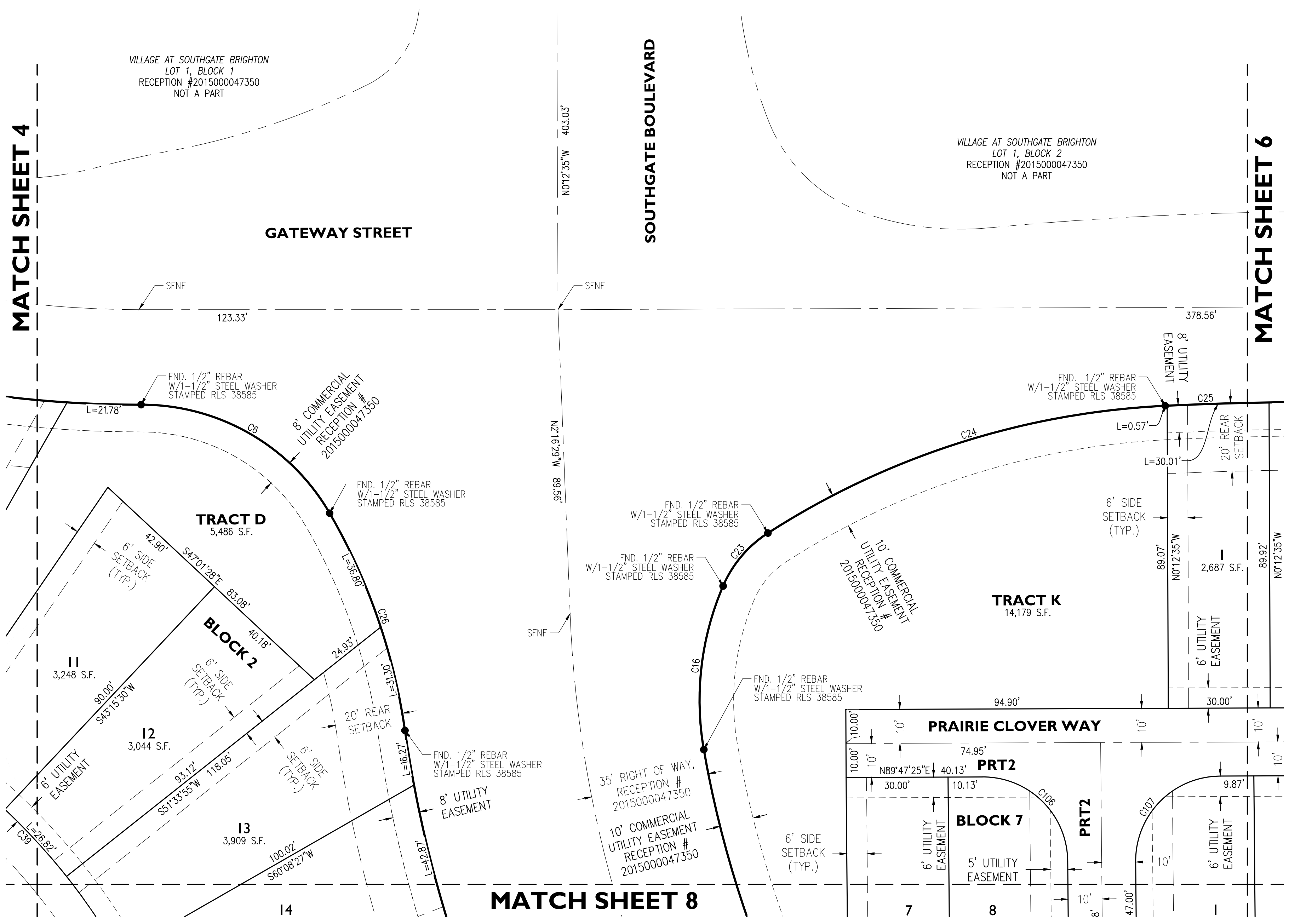
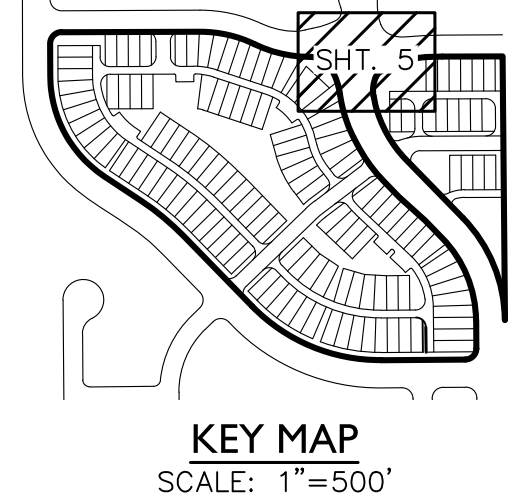
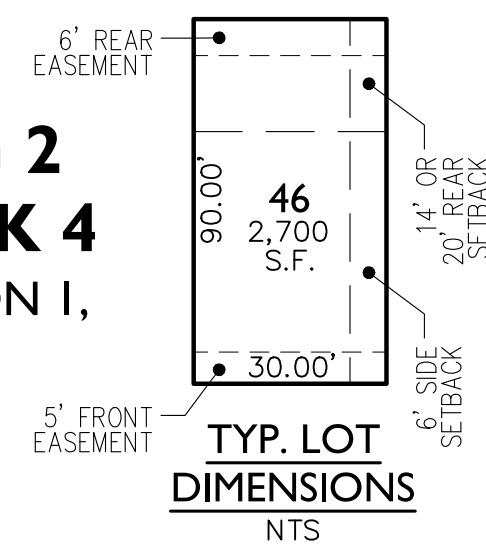
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FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



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Project: VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

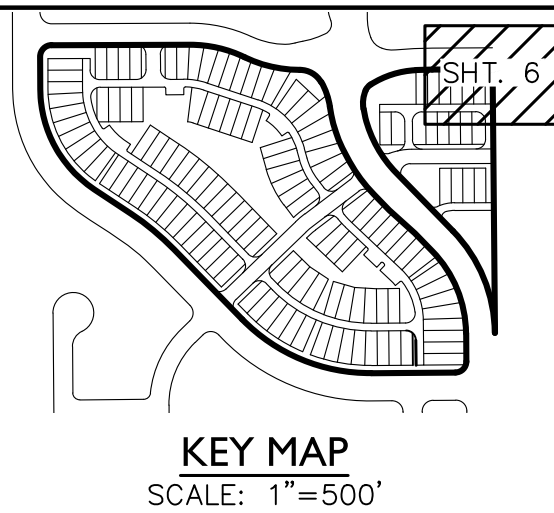
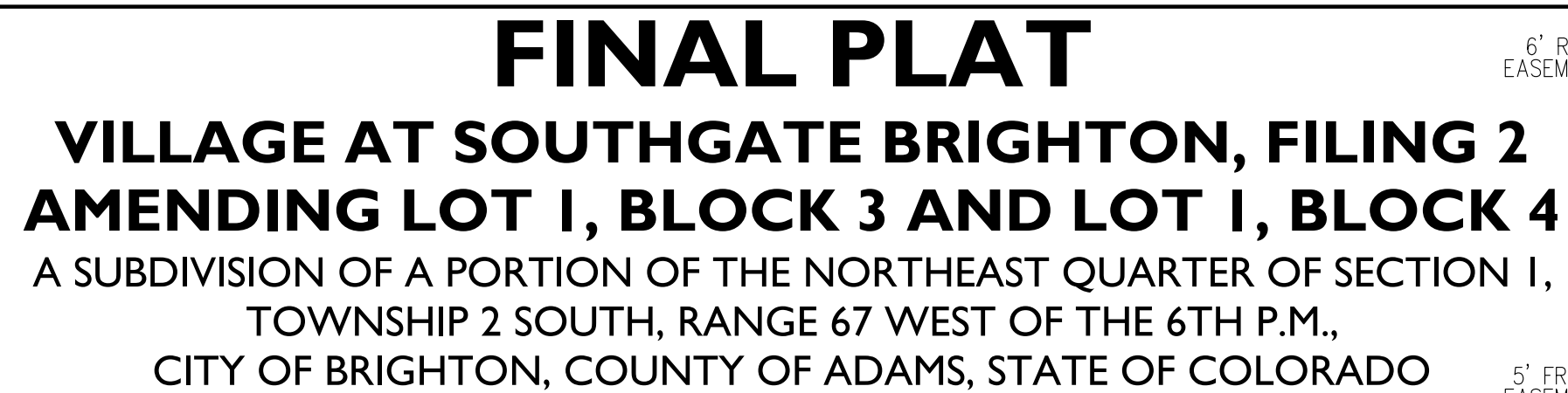
Drawn by: JB
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FINAL PLAT



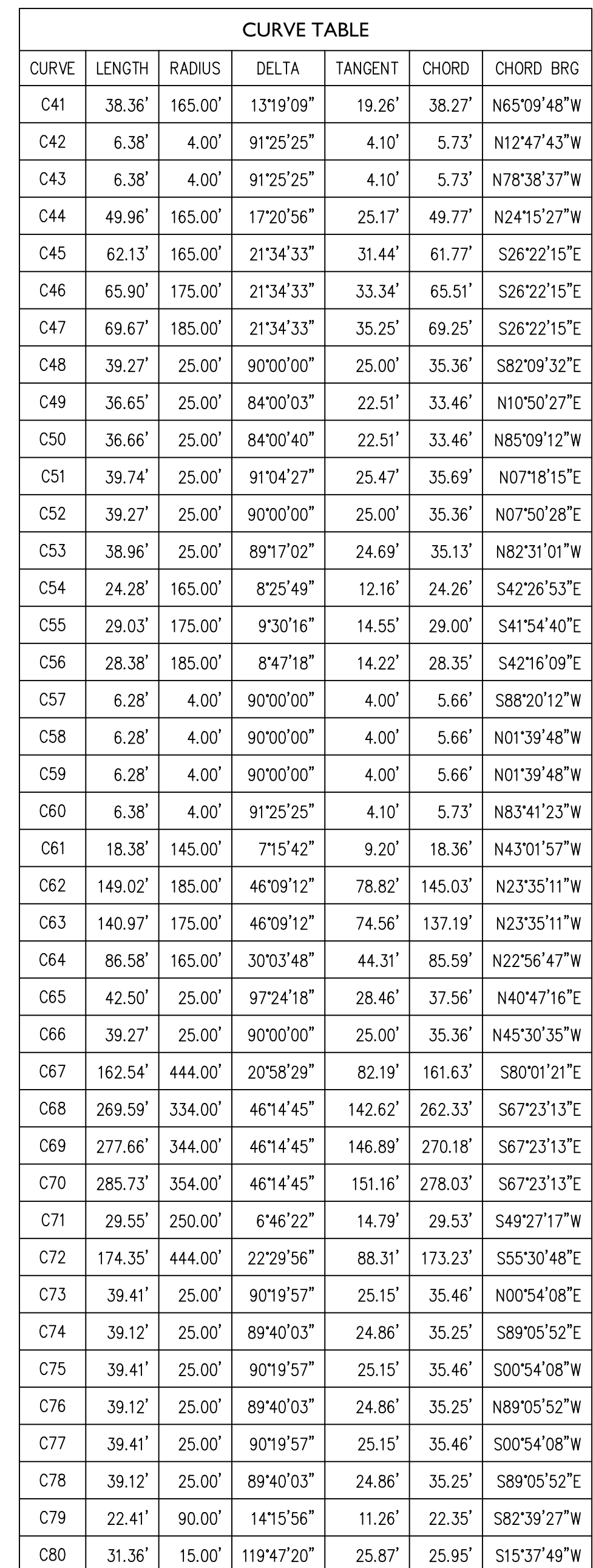
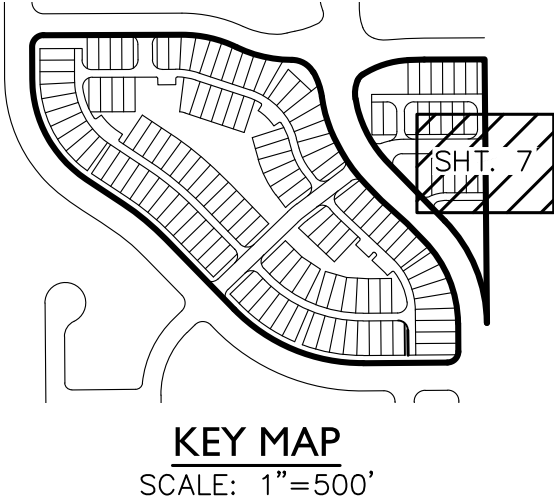
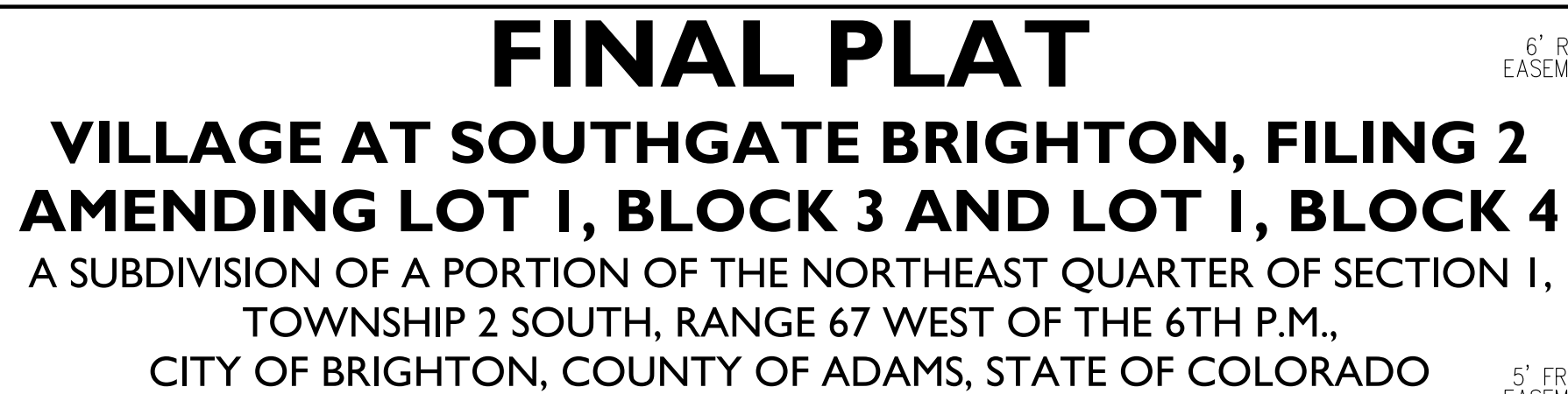
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	47.12'	30.00'	90°00'00"	30.00'	42.43'	S44°47'25"W
C2	147.01'	322.00'	26°09'28"	74.81'	145.73'	N77°07'52"W
C3	159.79'	350.00'	26°09'28"	81.31'	158.40'	S77°07'52"E
C4	135.83'	300.00'	25°56'33"	69.10'	134.68'	S77°01'24"E
C5	149.14'	328.00'	26°03'10"	75.88'	147.86'	N77°04'43"W
C6	67.05'	64.00'	60°01'37"	36.97'	64.03'	N60°05'29"W
C7	45.24'	110.00'	23°33'44"	22.94'	44.92'	S78°00'33"W
C8	134.33'	369.99'	20°48'04"	67.91'	133.59'	N18°33'30"W
C9	256.50'	350.00'	41°59'21"	134.31'	250.80'	N23°16'10"W
C10	189.19'	315.00'	34°24'43"	97.54'	186.36'	S27°03'29"E
C11	106.39'	396.00'	15°23'35"	53.52'	106.07'	N36°34'03"W
C12	236.73'	310.00'	43°45'15"	124.48'	231.02'	N22°23'13"W
C13	267.28'	350.00'	43°45'15"	140.54'	260.83'	N22°23'13"W
C14	44.77'	28.50'	90°00'00"	28.50'	40.31'	N44°29'25"E
C15	294.01'	385.00'	43°45'15"	154.59'	286.92'	S22°23'13"E
C16	49.16'	85.00'	33°08'16"	25.29'	48.48'	S06°43'00"W
C17	374.51'	464.00'	46°14'45"	198.13'	364.43'	S67°23'13"E
C18	403.57'	500.00'	46°14'45"	213.50'	392.70'	S67°23'13"E
C19	145.83'	686.00'	12°10'47"	73.19'	145.55'	S50°21'14"E
C20	138.18'	650.00'	12°10'47"	69.35'	137.92'	S50°21'14"E
C21	343.51'	350.00'	56°14'03"	187.02'	329.89'	S28°19'37"E
C22	308.18'	314.00'	56°14'03"	167.78'	295.96'	S28°19'37"E
C23	20.73'	35.00'	33°56'18"	10.68'	20.43'	S40°15'17"W
C24	124.19'	237.00'	30°01'23"	63.55'	122.77'	S72°14'08"W
C25	43.15'	972.00'	2°32'36"	21.58'	43.14'	S88°31'07"W
C26	68.10'	178.00'	21°55'12"	34.47'	67.68'	N19°07'05"W
C27	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°12'35"E
C28	42.53'	25.00'	97°28'52"	28.50'	37.59'	S41°02'59"W
C29	39.27'	25.00'	90°00'00"	25.00'	35.36'	N44°47'25"E
C30	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°12'35"W
C31	39.27'	25.00'	90°00'00"	25.00'	35.36'	S44°47'25"W
C32	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°12'35"E
C33	56.16'	175.00'	18°23'13"	28.32'	55.92'	N81°00'59"W
C34	59.37'	185.00'	18°23'13"	29.94'	59.11'	N81°00'59"W
C35	48.85'	165.00'	16°57'48"	24.61'	48.67'	N80°18'16"W
C36	6.28'	4.00'	90°00'00"	4.00'	5.66'	N45°12'35"W
C37	6.38'	4.00'	91°25'25"	4.10'	5.73'	S45°30'07"W
C38	171.77'	175.00'	56°14'24"	93.52'	164.96'	N43°42'10"W
C39	181.59'	185.00'	56°14'24"	98.86'	174.39'	N43°42'10"W
C40	57.51'	145.00'	22°43'26"	29.14'	57.13'	N45°43'03"W

**VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO**

FINAL PLAT

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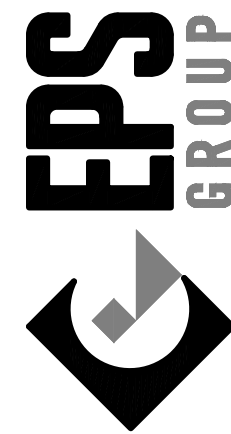




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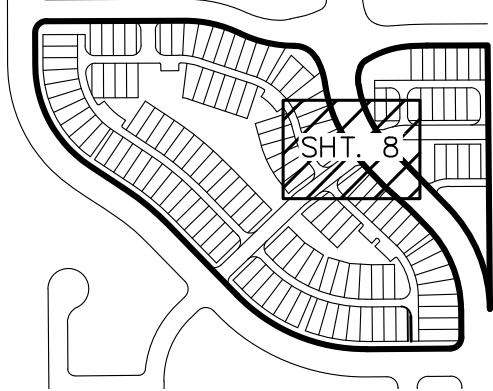
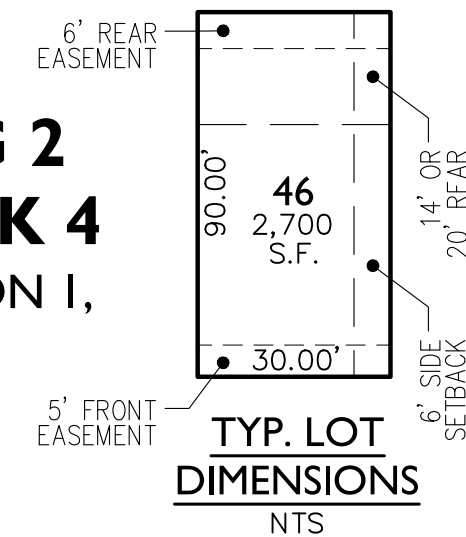


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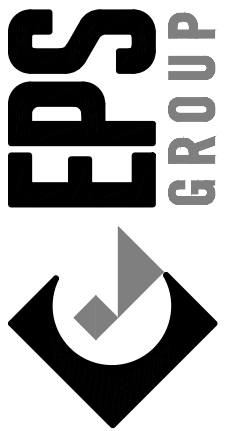
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AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4**

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1"=500'

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**VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO**

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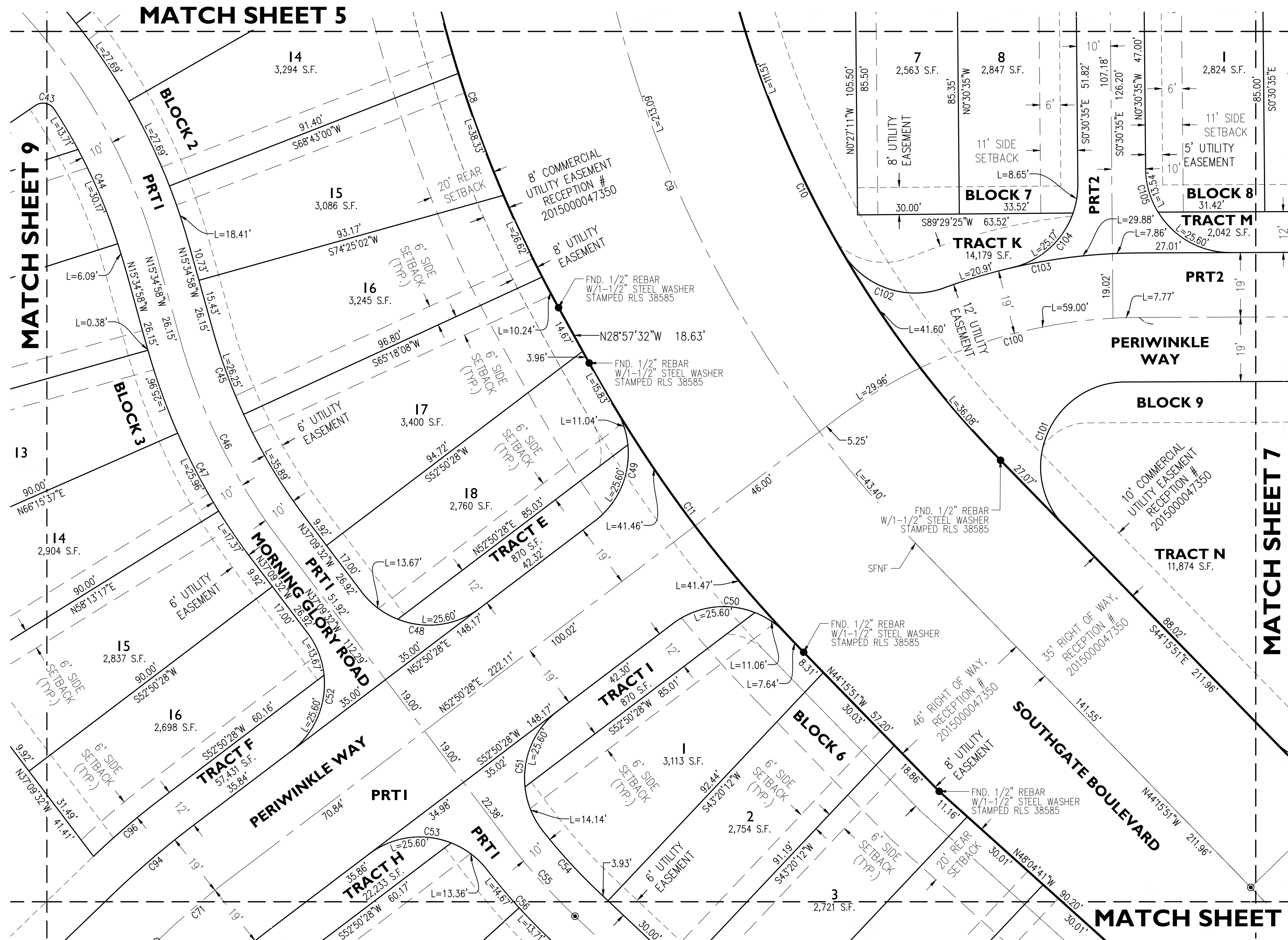
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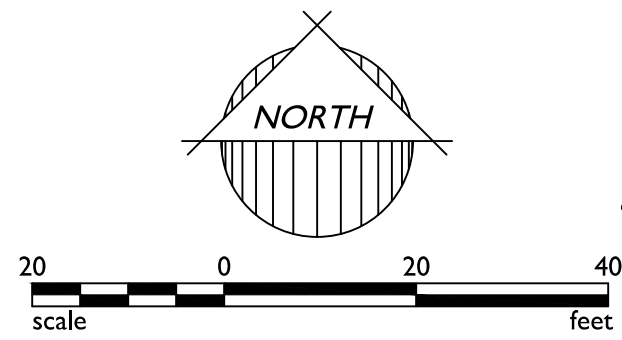
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Job No.
3-480

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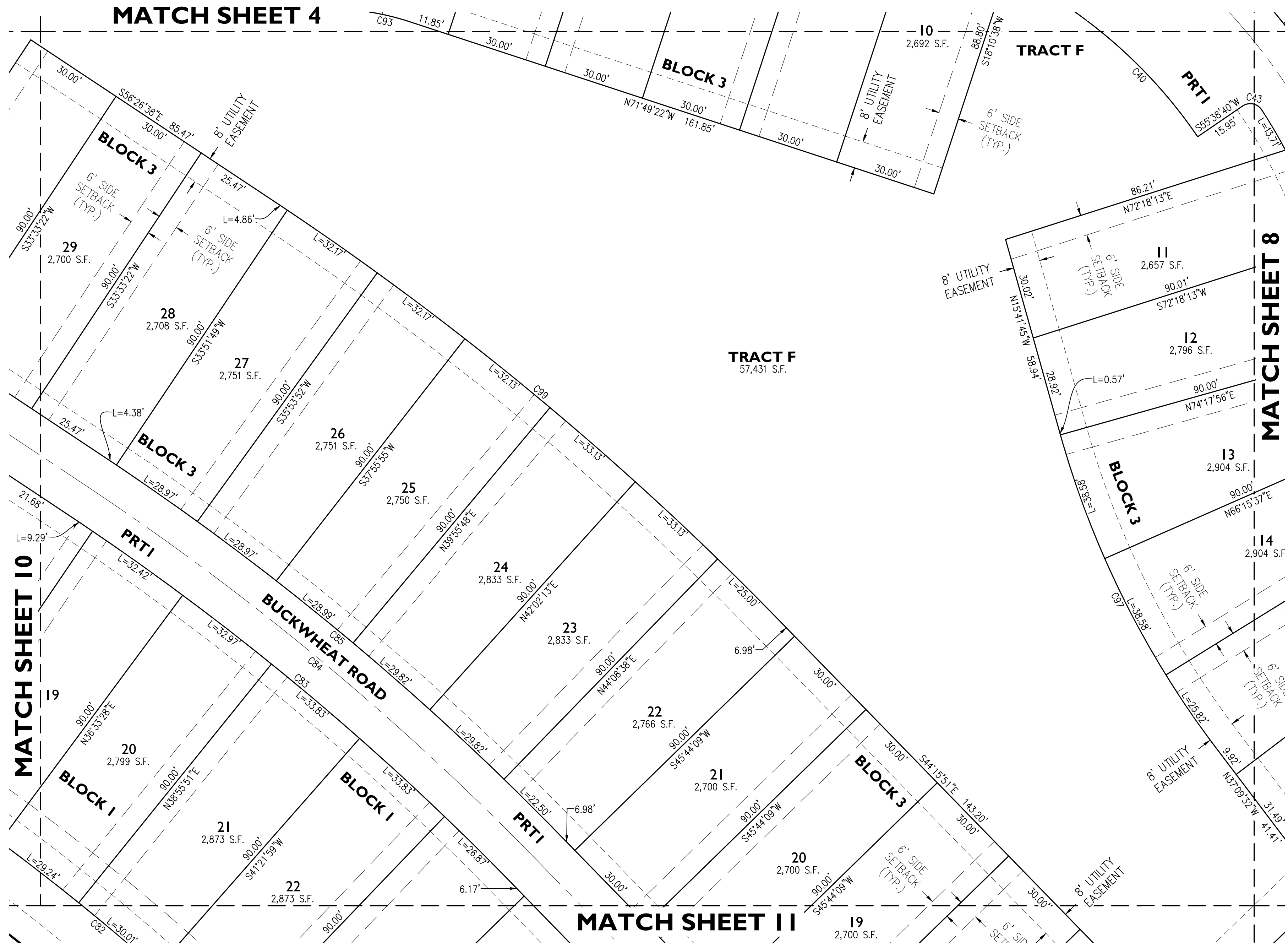
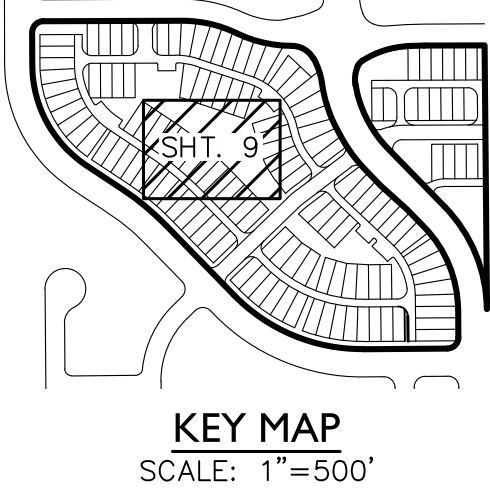
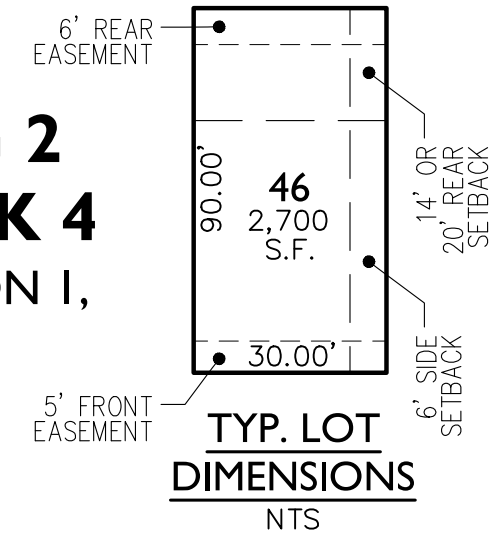




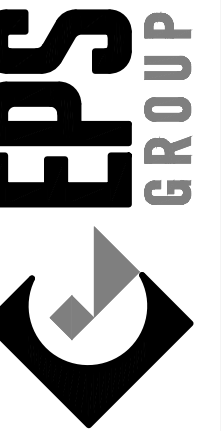
FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



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VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

FINAL PLAT

Project:

Drawn by: JB
Reviewed by: JB

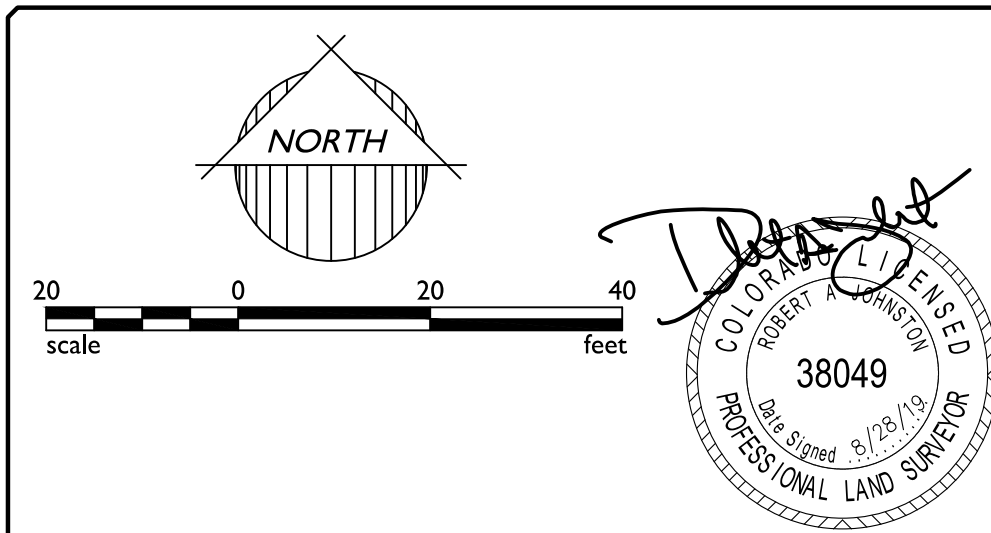
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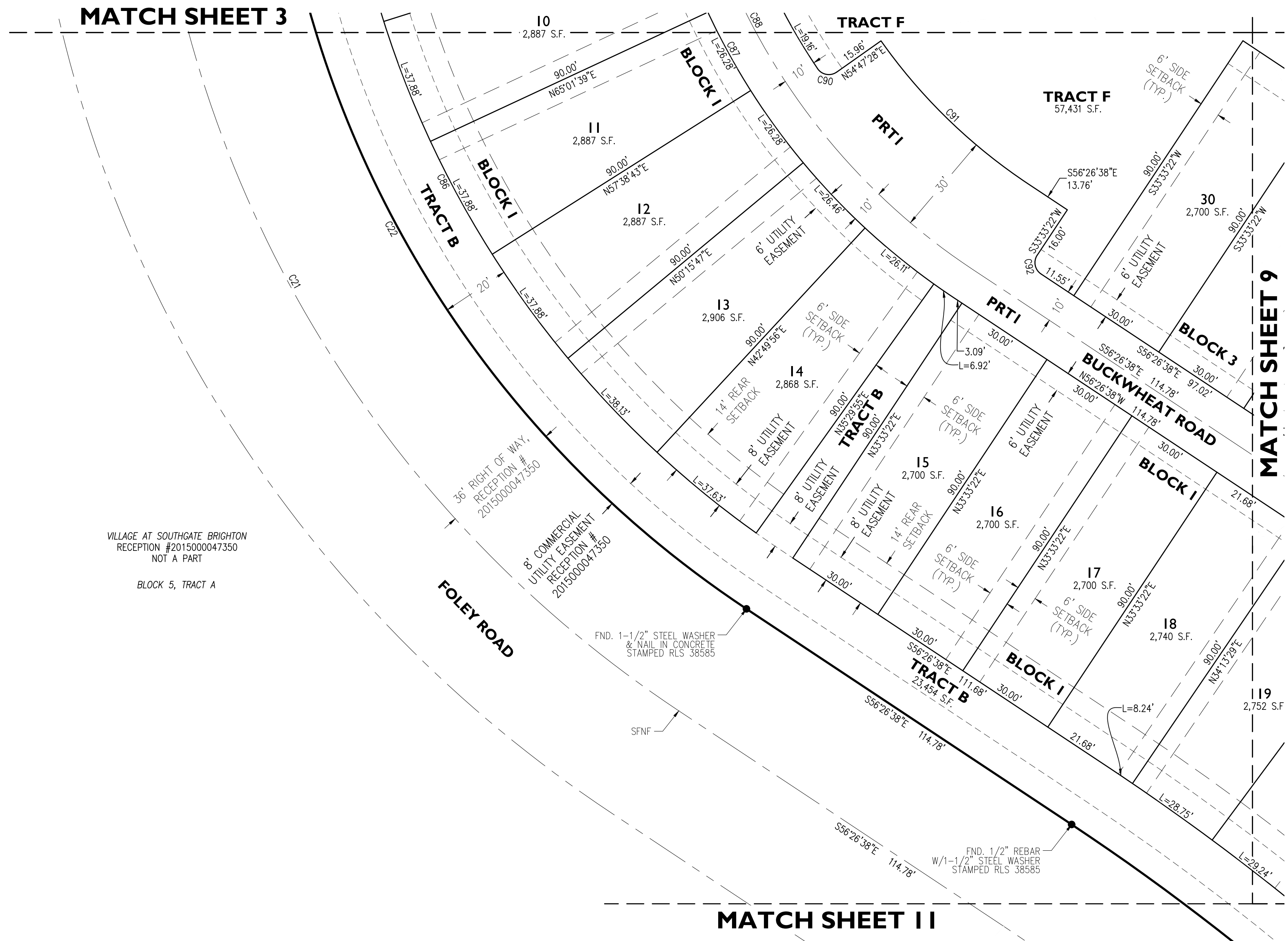
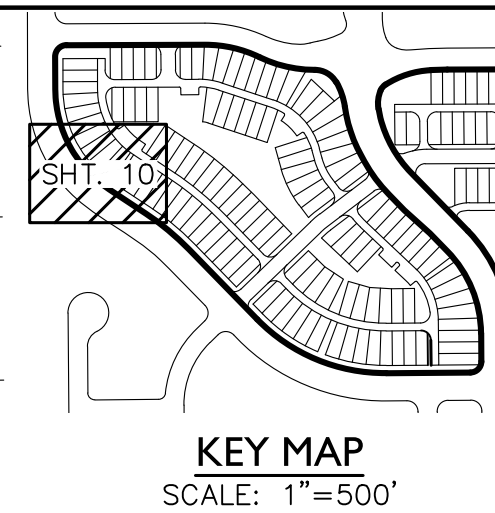
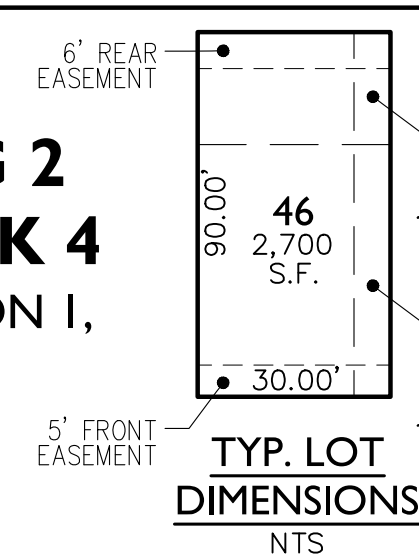
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FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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VILLAGE AT SOUTHGATE BRIGHTON
RECEPTION #2015000047350
NOT A PART

BLOCK 5, TRACT A

Project:

Drawn by: JB

Reviewed by: JB

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18-480

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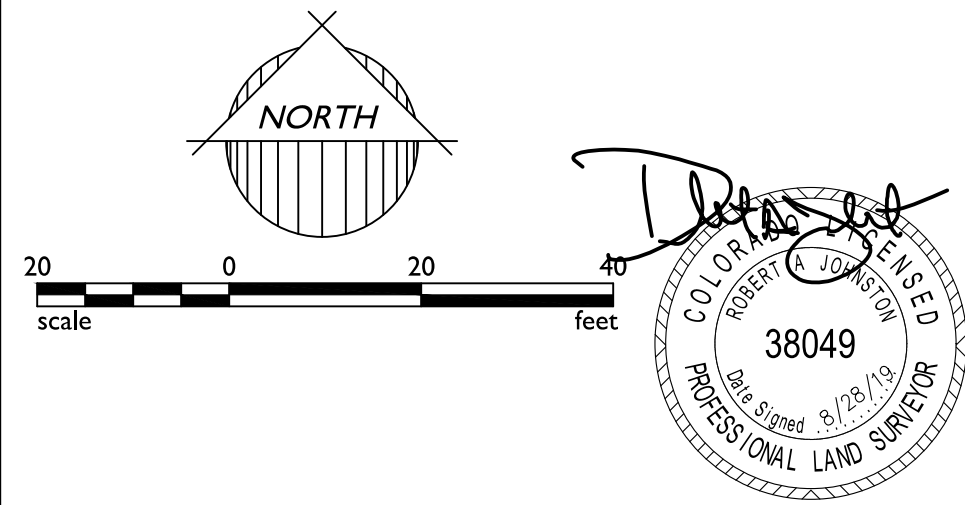
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of 15

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LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

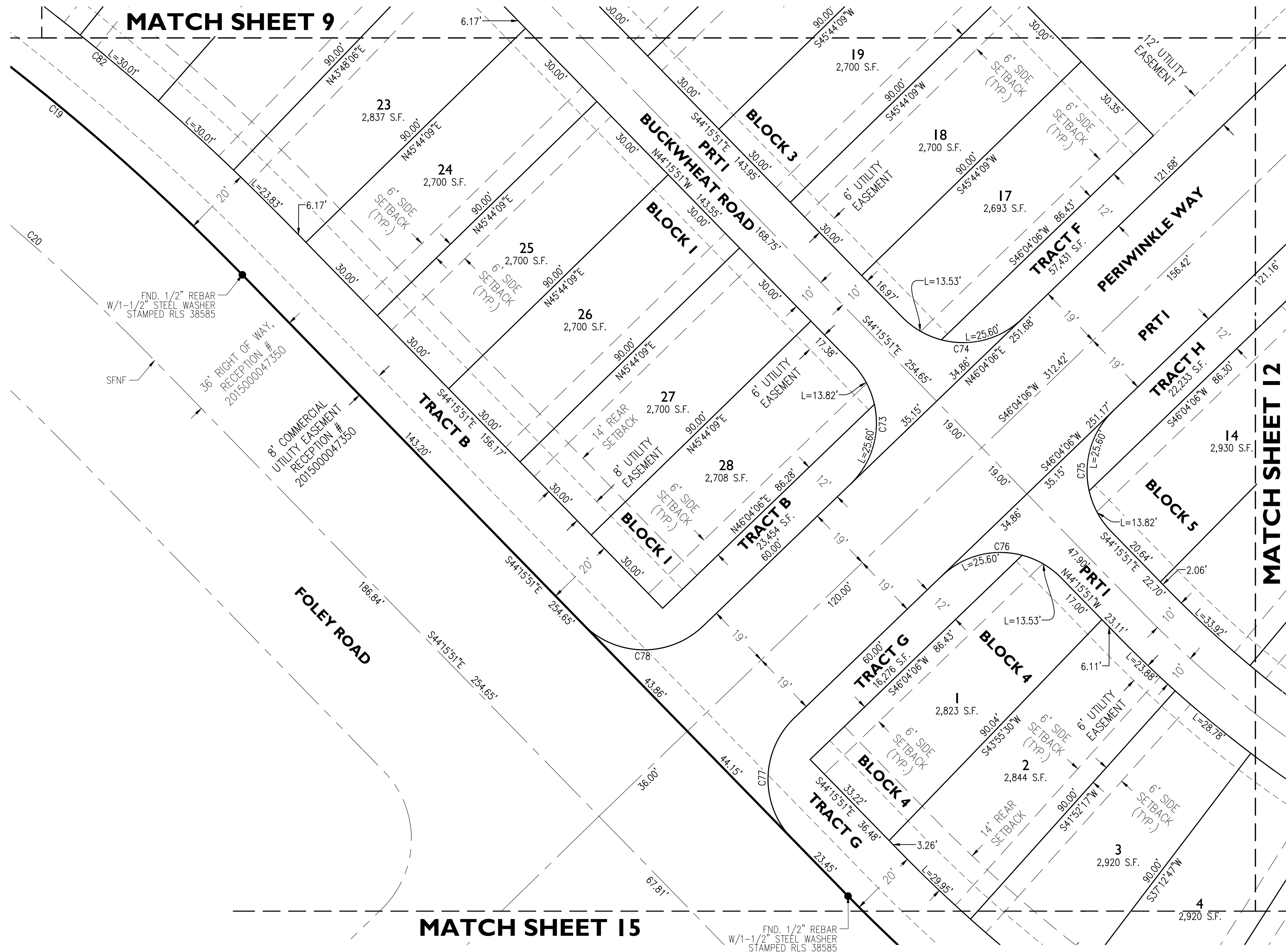
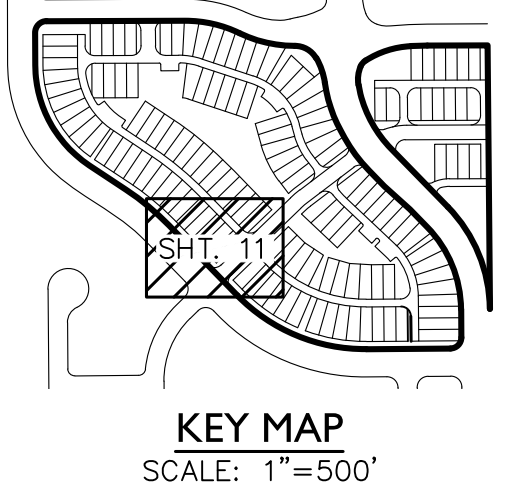
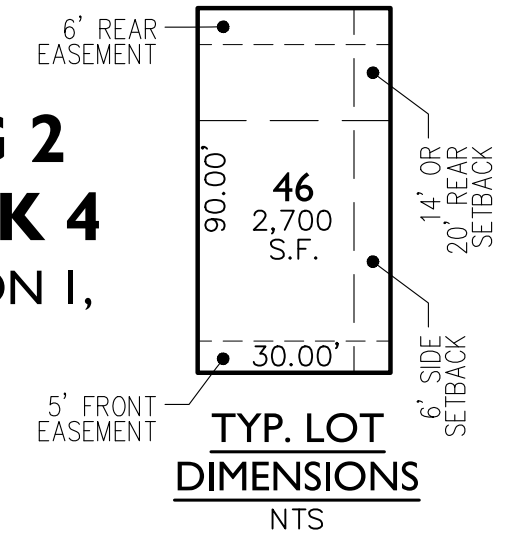
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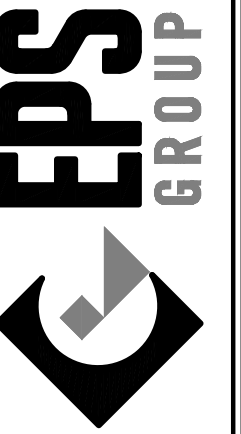
VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

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LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

FINAL PLAT

Project:

Drawn by: JB
Reviewed by: JB

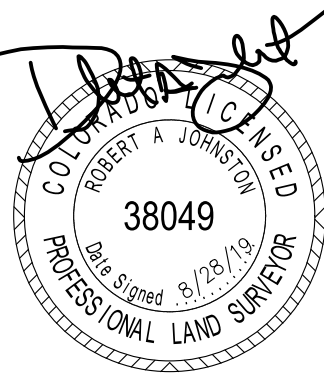
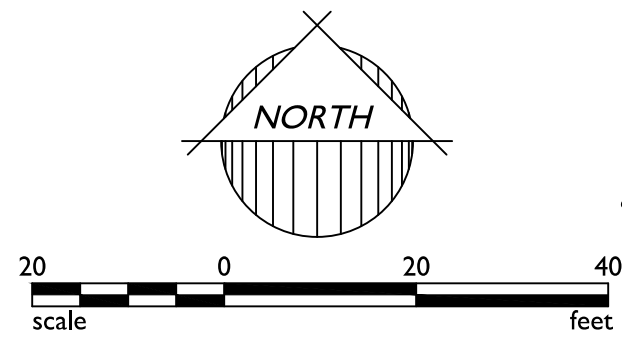
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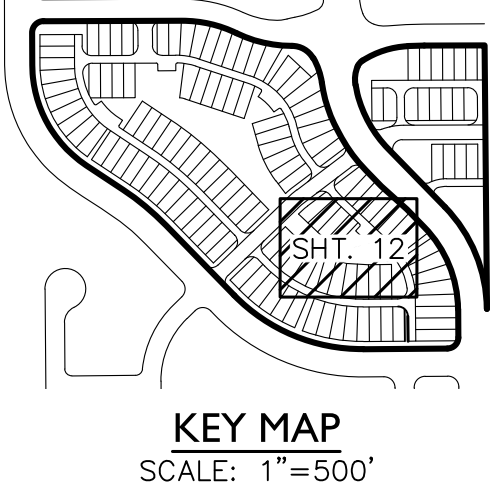
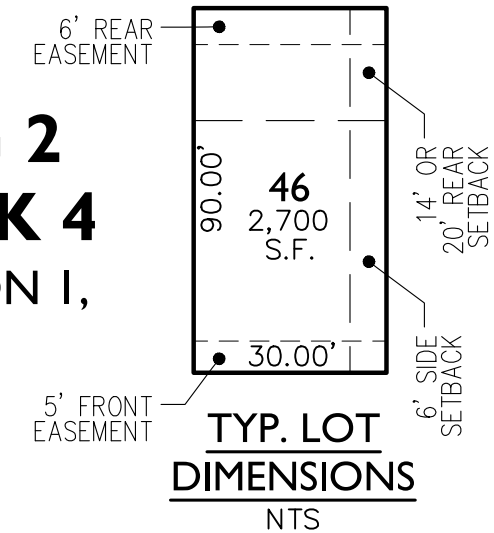
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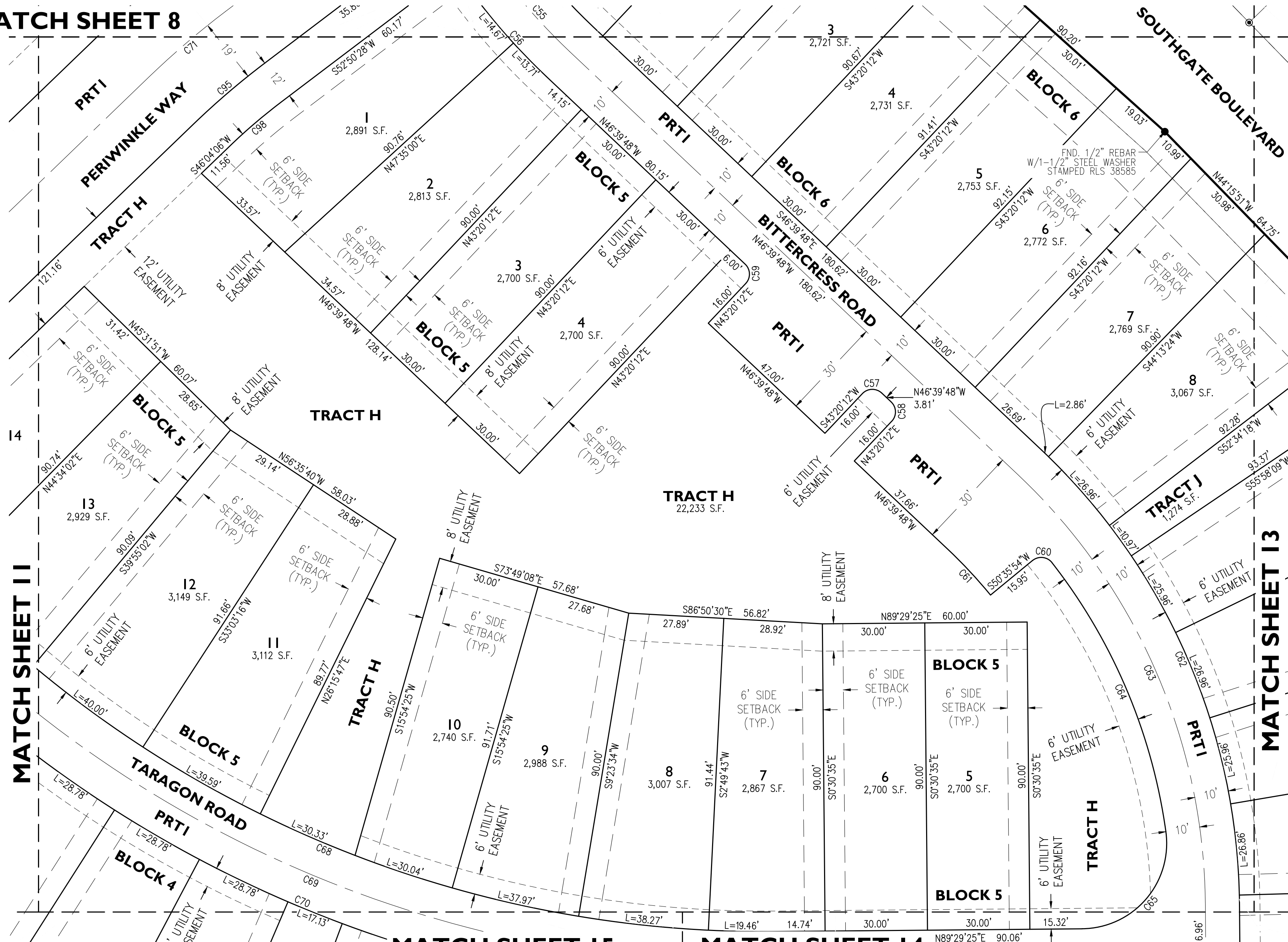
FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

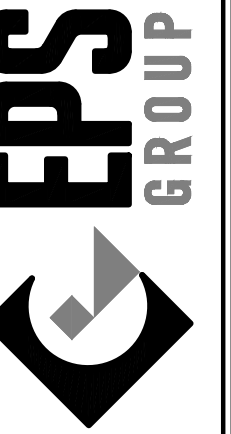


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VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

FINAL PLAT

Project:

Drawn by: JB
Reviewed by: JB

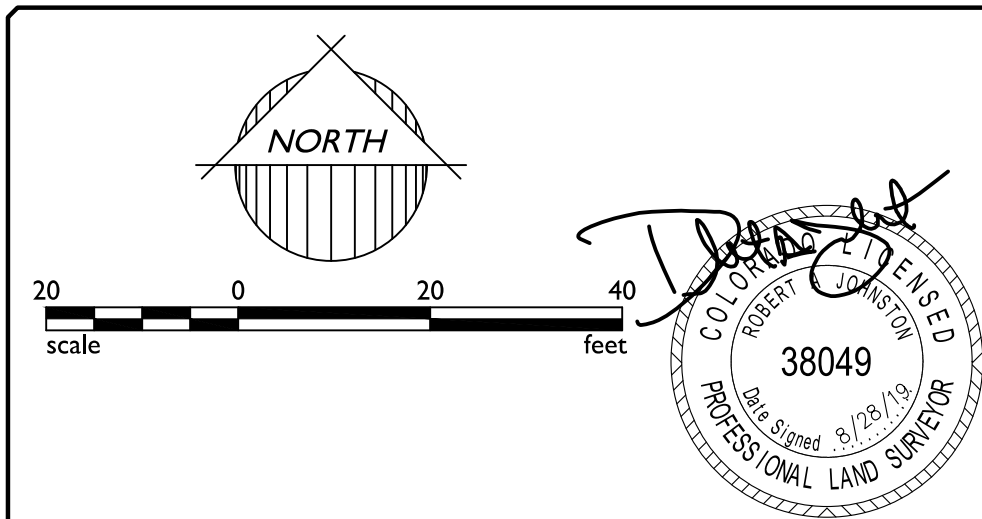
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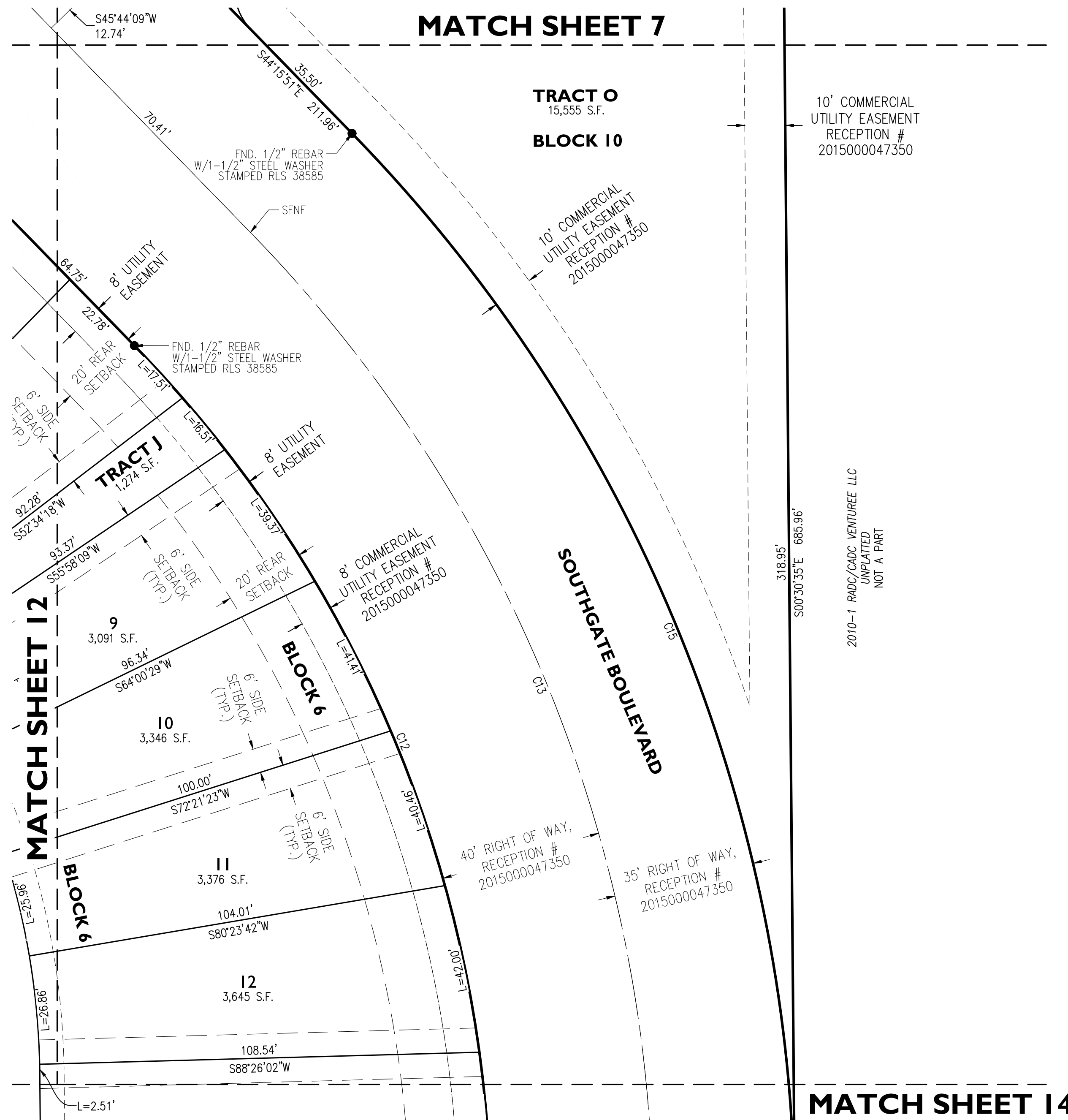
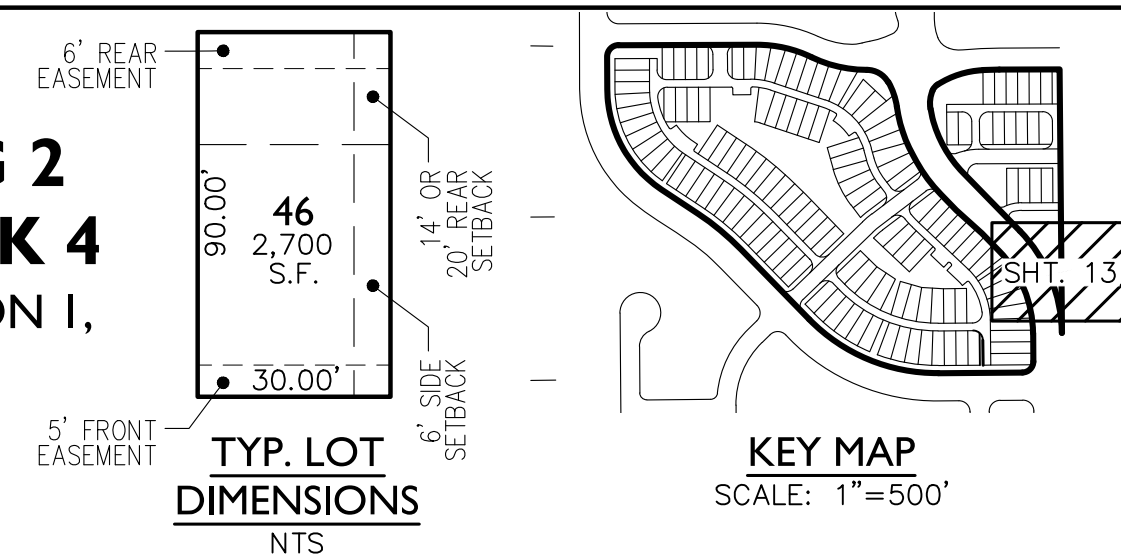
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of 15**



FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

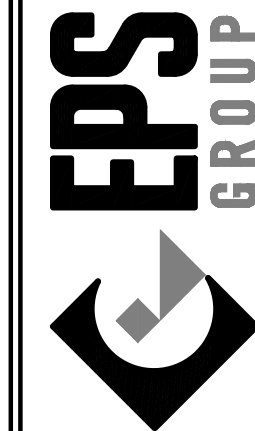
A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C81	30.33'	25.00'	69°30'29"	17.35'	28.50'	S79°01'05"E
C82	150.08'	706.00'	12°10'47"	75.32'	149.80'	N50°21'14"W
C83	169.21'	796.00'	12°10'47"	84.93'	168.89'	N50°21'14"W
C84	171.34'	806.00'	12°10'47"	85.99'	171.02'	N50°21'14"W
C85	173.46'	816.00'	12°10'47"	87.06'	173.14'	N50°21'14"W
C86	278.59'	294.00'	54°17'30"	150.74'	268.28'	S27°21'20"E
C87	200.22'	204.00'	56°14'03"	109.00'	192.28'	S28°19'37"E
C88	190.41'	194.00'	56°14'03"	103.66'	182.85'	S28°19'37"E
C89	84.28'	184.00'	26°14'41"	42.89'	83.55'	S20°48'47"E
C90	6.37'	4.00'	91°16'24"	4.09'	5.72'	S79°34'20"E
C91	60.78'	164.00'	21°14'07"	30.74'	60.43'	S45°49'35"E
C92	6.28'	4.00'	90°00'00"	4.00'	5.66'	S11°26'38"E
C93	14.37'	75.00'	10°58'53"	7.21'	14.35'	N77°18'48"W
C94	31.80'	269.00'	6°46'22"	15.92'	31.78'	S49°27'17"W
C95	27.31'	231.00'	6°46'22"	13.67'	27.29'	S49°27'17"W
C96	26.25'	231.00'	6°30'42"	13.14'	26.24'	S49°35'07"W
C97	103.56'	275.00'	21°34'33"	52.40'	102.95'	S26°22'15"E
C98	19.91'	169.00'	6°44'59"	9.97'	19.90'	S49°27'59"W
C99	192.60'	906.00'	12°10'47"	96.66'	192.23'	N50°21'14"W
C100	96.73'	150.00'	36°56'56"	50.12'	95.06'	S71°18'56"W
C101	58.49'	25.00'	134°03'15"	58.97'	46.03'	S22°45'47"W
C102	34.89'	25.00'	79°57'36"	20.96'	32.13'	S70°06'55"E
C103	58.65'	169.00'	19°53'08"	29.63'	58.36'	S79°50'51"W
C104	33.82'	25.00'	77°30'13"	20.07'	31.30'	N38°14'31"E
C105	39.14'	25.00'	89°42'00"	24.87'	35.26'	S45°21'35"E
C106	39.14'	25.00'	89°42'00"	24.87'	35.26'	N45°21'35"W
C107	39.40'	25.00'	90°18'00"	25.13'	35.45'	S44°38'25"W
C108	39.14'	25.00'	89°42'00"	24.87'	35.26'	N45°21'35"W
C109	39.40'	25.00'	90°18'00"	25.13'	35.45'	N44°38'25"E
C110	76.89'	100.00'	44°03'15"	40.46'	75.01'	S67°45'47"W

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

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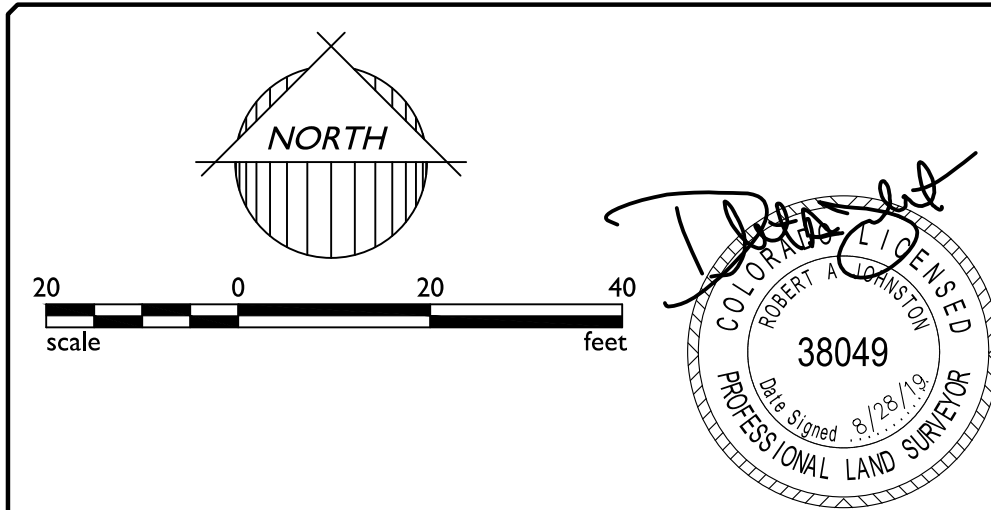
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Drawn by: JB
Reviewed by: JB

Job No.
18-480

PLAT

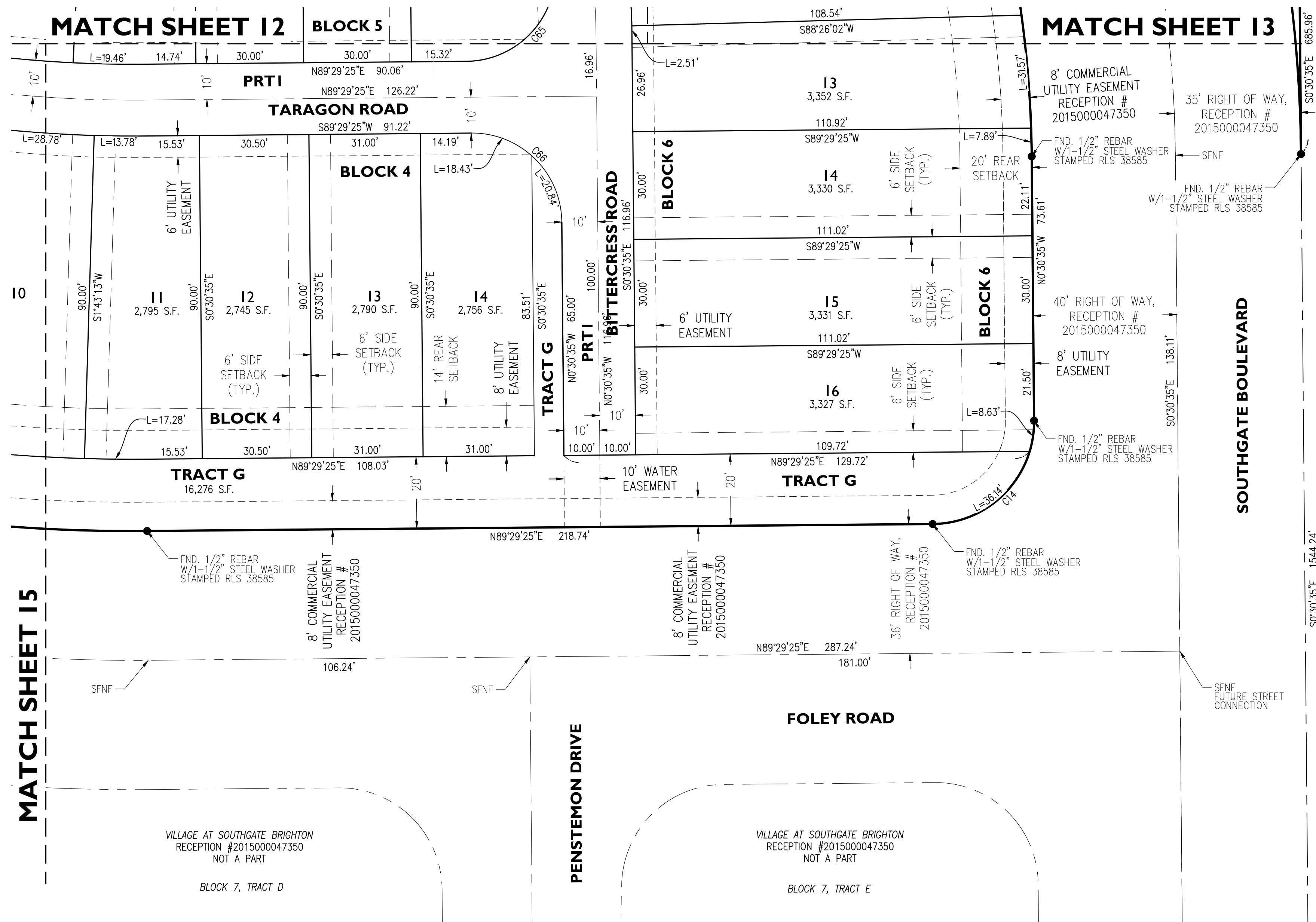
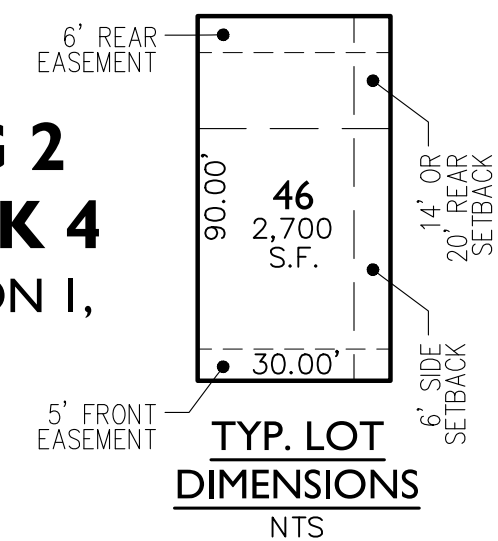
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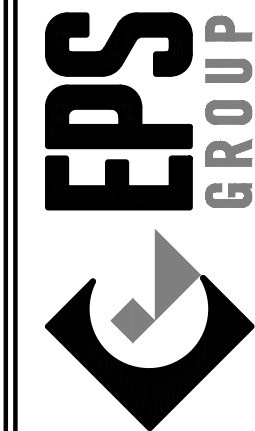
VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

BRIGHTON, COLORADO
FINAL PLAT

Project:

Drawn by: JB
Reviewed by: JB

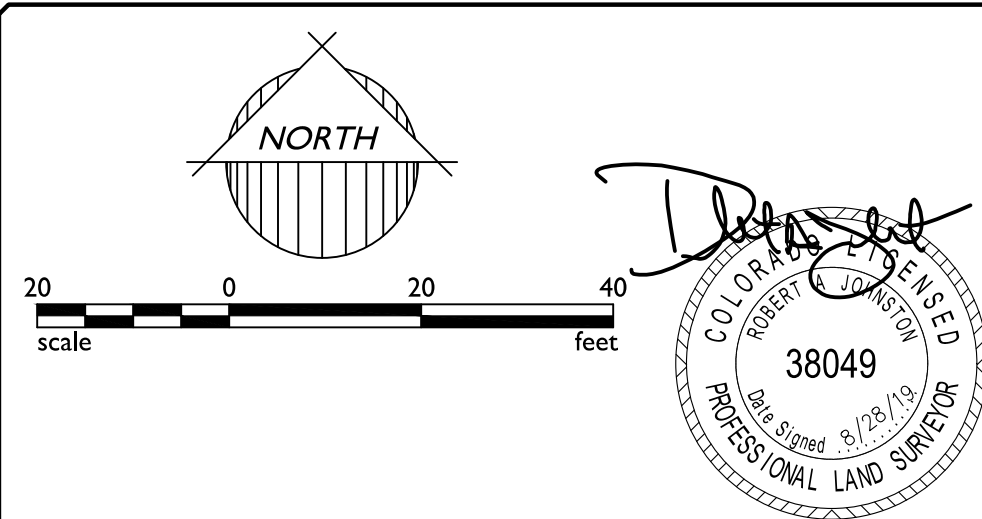
Job No.
18-480

PLAT

Sheet No.
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of 15

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NOT A PART

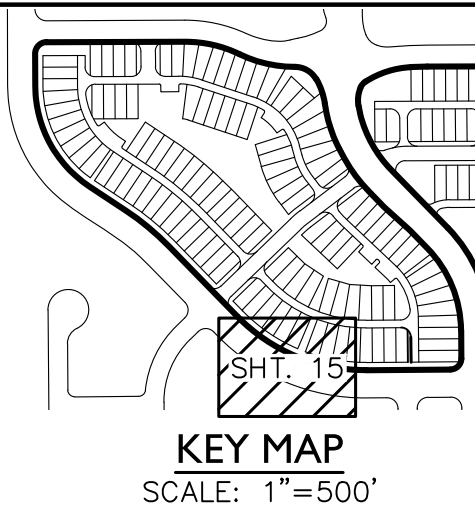
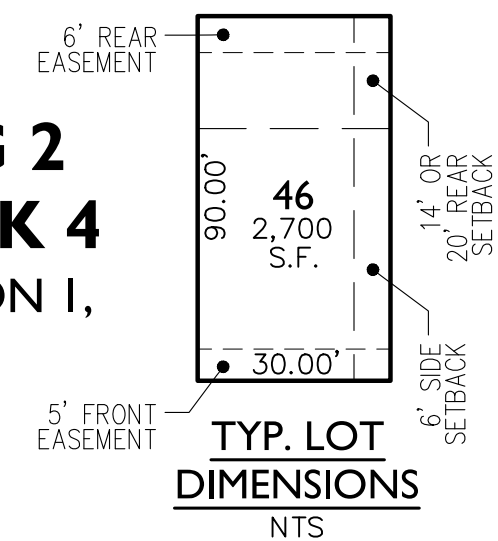
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SEC 1, T2S, R67W
FND 3/4" REBAR
W/2-1/2" ALUMINUM CAP
PLS #25642, 2004



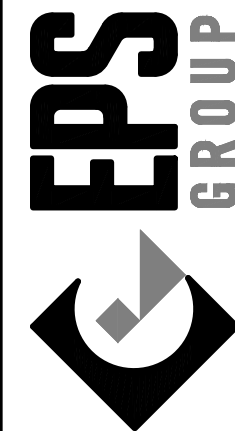
FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4

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VILLAGE AT SOUTHGATE BRIGHTON, FILING 2
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4
BRIGHTON, COLORADO

FINAL PLAT

Project:

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Reviewed by: JB

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15
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