

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.: _____

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 a Letter of Credit 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 a letter of credit 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 shall incorporate the changes recommended by the Planning Commission in regards to designating the utility easements as ‘non-exclusive’ and working with Anadarko to resolve conflicts in regards to the existing Surface Use Agreement, while ensuring the trail along the Brighton Lateral Ditch remains, and if required to be moved, is in a location approved by the Director of Community Development.
- 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 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.
- 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, 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.
- d) The Final Plat, as revised, the Development Agreement, and Vested Property Rights shall not be deemed approved or effective until a finalized, fully executed, Letter of Credit, 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 Letter of Credit 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 NORTHWEST QUARTER OF SECTION 21,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 11



CERTIFICATE OF OWNERSHIP (CONTINUED)

10. N027154"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 113°54'41", AND AN ARC LENGTH OF 70.68 FEET.
12. N027216"W, A DISTANCE OF 64.00 FEET.
13. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N027154"W, A DISTANCE OF 78.46 FEET, AND AN ARC LENGTH OF 70.68 FEET.
14. N027154"W, A DISTANCE OF 78.46 FEET.
15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.50 FEET, A CENTRAL ANGLE OF 131°15'41", AND AN ARC LENGTH OF 164.50 FEET.
16. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 164.50 FEET, A CENTRAL ANGLE OF 131°15'41", AND AN ARC LENGTH OF 38.07 FEET.
17. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89°02'00", AND AN ARC LENGTH OF 111.12 FEET.
18. N027282"E, A DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,837.802 SQUARE FEET OR 89.393 ACRES, MORE OR LESS, AND HAVE LAD OUT, PLATED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE CENTER MAJOR RETAIL 2 SUBDIVISION, THIRD AMENDMENT, IN THE CITY OF BRIGHTON, AS INDICATED HEREIN AND SUBJECT TO THE RESERVATIONS, AS APPLICABLE, SET FORTH HEREIN. (1) RIGHTS-OF-WAY FOR RED TAIL WAY AND RED TAIL WAY (2) RIGHTS-OF-WAY FOR RED TAIL WAY AND RED TAIL WAY (3) EASEMENTS SHOWN HEREON AND DESCRIBED HEREON AS DENOTED BY THIS PLAT.

EXECUTED THIS _____ DAY OF _____, 2015.

OWNER
PRAIRIE CENTER DEVELOPMENT, L.L.C.
BY: THF PRAIRIE CENTER INVESTORS, L.L.C., ITS MANAGER
BY: MELAN GREEN MANAGEMENT, L.L.C., ITS MANAGER
BY: _____ MANAGER
TITLE _____

NOTARY CERTIFICATE
STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____ AS _____, AS MANAGER OF PRAIRIE CENTER INVESTORS, L.L.C., AS MANAGER OF THE PRAIRIE CENTER DEVELOPMENT, L.L.C.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____
MY COMMISSION EXPIRES: _____

CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 2015.

CITY CLERK _____
APPROVED THIS _____ DAY OF _____, 2015.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 2015.

CHIEFMAN _____
CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 2015.

APPROVAL OF THE DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 66 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.

SURVEYOR'S CERTIFICATION
L. DEBRA S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT FULLY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

DEBRA S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 39641
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
AZTEC CONSULTANTS, INC.
10000 E. HIGHWAY 100, SUITE 100
DENVER, CO 80231
PHONE: (303) 733-8888
WWW.AZTECCONSULTANTS.COM

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____, COLORADO, ON _____, 2015, AT _____.

COUNTY CLERK AND RECORDER _____
BY DEPUTY _____
INSTRUMENT NO. _____

OWNER
THE PRAIRIE CENTER DEVELOPMENT, L.L.C.
211 N. STADIUM BLVD STE 201
COLUMBIA MO 65203-1181

DATE OF FILING 01-14-2015
FILE NO. 2015-0001
BOOK 180
PAGE 1
BOOK AND PAGE 180-1

FILED BY _____
DATE _____
DESCRIPTION _____

NOTARY PUBLIC SIGNATURE _____
MY COMMISSION EXPIRES: _____

CITY CLERK _____
CITY COUNCIL APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 2015.

APPROVAL OF THE DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 66 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.

SURVEYOR'S CERTIFICATION
L. DEBRA S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT FULLY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

DEBRA S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 39641
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
AZTEC CONSULTANTS, INC.
10000 E. HIGHWAY 100, SUITE 100
DENVER, CO 80231
PHONE: (303) 733-8888
WWW.AZTECCONSULTANTS.COM

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____, COLORADO, ON _____, 2015, AT _____.

COUNTY CLERK AND RECORDER _____
BY DEPUTY _____
INSTRUMENT NO. _____



OWNER
THE PRAIRIE CENTER DEVELOPMENT, L.L.C.
211 N. STADIUM BLVD STE 201
COLUMBIA MO 65203-1181

DATE OF FILING 01-14-2015
FILE NO. 2015-0001
BOOK 180
PAGE 1
BOOK AND PAGE 180-1

FILED BY _____
DATE _____
DESCRIPTION _____

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

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

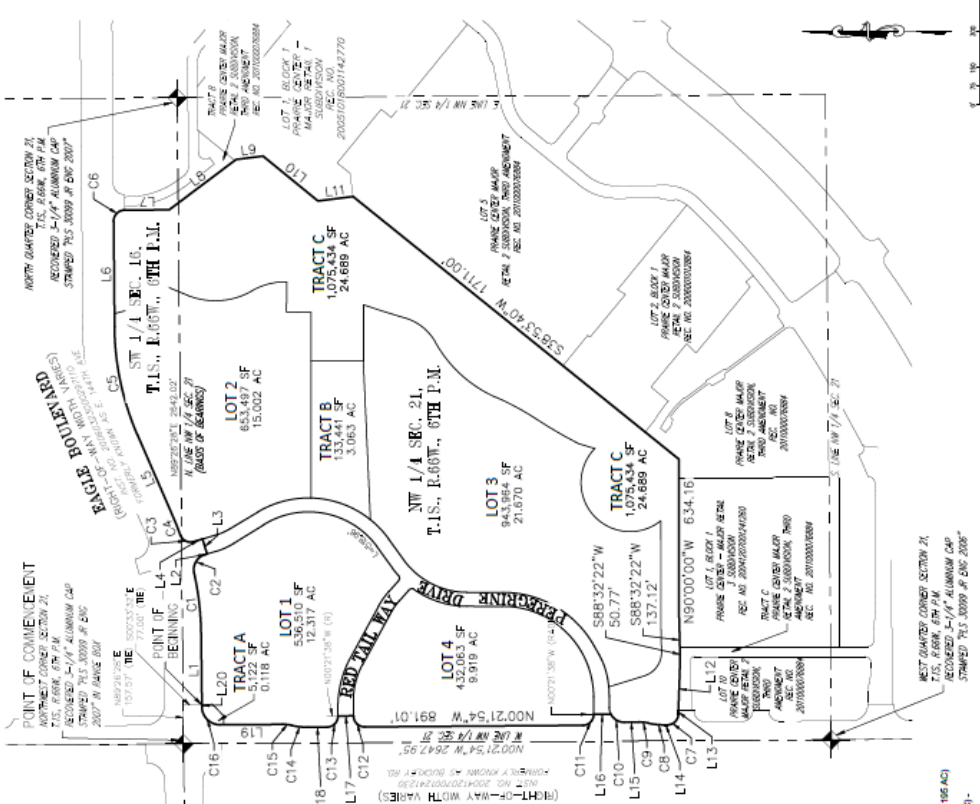
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFILES ANY PUBLIC LAND OR MONUMENT OR LAND DESIGNATED AS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-601, C.R.S.
- THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, IS BOUND BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: JR. ENG. LS. 30089, 2007, AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP, STAMPED: JR. ENG. LS. 30089, 2007, AND BEING CONSIDERED TO BEAR N89°26'26"E.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST TAKE POSSESSION OF THE LAND OR WITHIN ONE YEAR AFTER YOU FIRST TAKE POSSESSION OF THE LAND, WHICHEVER IS LONGER. ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- HERITAGE TITLE COMPANY COMMITMENT NO. 451-H042572-036-177, AMENDMENT NO. 1 DATED SEPTEMBER 30, 2015, 2015 AT 7:00 A.M. WAS RELIED UPON FOR THE PURPOSES OF THIS SURVEY. THE SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
- THE OWNER HEREBY INDICATES, GRANTS, SELLS, DONATES AND CONVEYS TRACT B TO THE CITY OF BRIGHTON, ITS SUCCESSORS AND ASSIGNS FOREVER FOR PARK PURPOSES, RESERVING TO THE OWNER AND PRAIRIE CENTER METROPOLITAN DISTRICT ALL RIGHTS RESERVED. THE CITY OF BRIGHTON AND PRAIRIE CENTER METROPOLITAN DISTRICT SHALL HAVE EASEMENT AND ACCESS RIGHT TO ENTER UPON SUCH TRACT FOR THE PURPOSE OF CONSTRUCTING PARK IMPROVEMENTS THEREON.
- THE TRAIL EASEMENT DEDICATED TO THE CITY OF BRIGHTON BY THIS PLAT IS FOR PUBLIC TRAIL USE.
- THE DEPICTION OF THE OIL AND GAS OPERATIONS AREAS AND REFERENCE TO THE SURFACE USE AGREEMENT RECORDED AT RECEPTION NO. 20060010016 IS NOT APPROVAL OF OIL AND GAS OPERATIONS OR ACTIVITIES.

TRACT	AREA (SF)	AREA (AC)	USE (1)	OWNERSHIP	MAINTENANCE
TRACT A	5,122	0.116	SIGNAGE AND LANDSCAPING	PRAIRIE CENTER	DISTRICT
TRACT B	133,441	3.063	PARK	CITY OF BRIGHTON	DISTRICT
TRACT C	1,075,434	24.669	OPEN SPACE	PRAIRIE CENTER	DISTRICT (2)
TOTALS	1,241,001	27.870	DRAINAGE/TRAFFIC POND		

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. USES, INCLUDING ANCILLARY USES, ARE PERMITTED BY THE PRAIRIE CENTER MOVED USE PLAN, AS MAY BE AMENDED.
 (2) = DITCH IMPROVEMENTS WITHIN THE TRACT ARE MAINTAINED BY FARMERS RESERVOIR AND PRAIRIE CENTER METROPOLITAN DISTRICT. THE CITY OF BRIGHTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SUCH SURFACE CAUSED BY OIL AND GAS OPERATIONS.
 (3) = TRACT C - AREAS THAT ARE INELIGIBLE FOR OPEN SPACE DEDICATION AREAS BELOW THE 10-YEAR WATER SURFACE ELEVATION (SRT) WITHIN THE DETENTION POND = 226,311 SF (5.166 AC) AND AREAS ABOVE THE 10-YEAR WATER SURFACE ELEVATION (SRT) WITHIN THE DETENTION POND = 197,654 SF (4.537 AC) = 851,489 SF (14.666 AC)

LINE	BEARING	LENGTH
L1	N89°26'26"E	289.47
L2	S14°40'38"W	7.97
L3	N75°31'22"E	64.07
L4	N18°40'38"W	37.60
L5	N69°20'12"E	356.12
L6	N89°20'12"E	431.94
L7	S07°29'40"E	102.26
L8	S59°27'50"E	343.14
L9	S07°16'14"E	110.89
L10	S58°17'21"W	286.88
L11	S07°14'14"E	144.53
L12	N88°00'35"W	206.88
L13	S80°35'24"W	11.92
L14	N05°21'54"W	12.66
L15	N05°21'54"W	65.88
L16	N05°21'38"W	70.42
L17	N05°21'16"W	64.07
L18	N05°21'34"W	76.47
L19	N05°21'54"W	254.02
L20	N89°26'26"E	6.08

CURVE	DELTA	RAMUS	LENGTH
C1	113°16'42"	1279.00'	299.20'
C2	85°29'36"	65.00'	96.98'
C3	87°30'42"	45.00'	68.34'
C4	3°19'52"	1287.00'	24.72'
C5	23°00'00"	1133.00'	454.02'
C6	80°00'00"	45.00'	70.69'
C7	80°02'42"	45.00'	70.72'
C8	13°15'41"	265.50'	66.08'
C9	13°15'41"	184.50'	58.07'
C10	83°14'48"	80.00'	58.23'
C11	89°59'44"	45.00'	70.88'
C12	81°00'16"	45.00'	70.86'
C13	89°59'44"	45.00'	70.86'
C14	13°15'41"	200.50'	66.08'
C15	13°15'41"	184.50'	58.07'
C16	89°48'22"	75.00'	117.56'



AZTEC CONSULTANTS, INC.
 288 E. Alameda Ave., Suite 110
 Brighton, Colorado 80601
 Phone: (303) 755-3887
 Fax: (303) 755-3887
 Website: www.aztecconsultants.com

DATE OF SURVEY: 11-11-2015
 SCALE: AS SHOWN
 SHEET: 2 OF 11
 S H E E T : D F 11

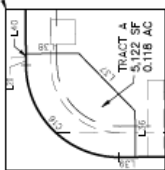
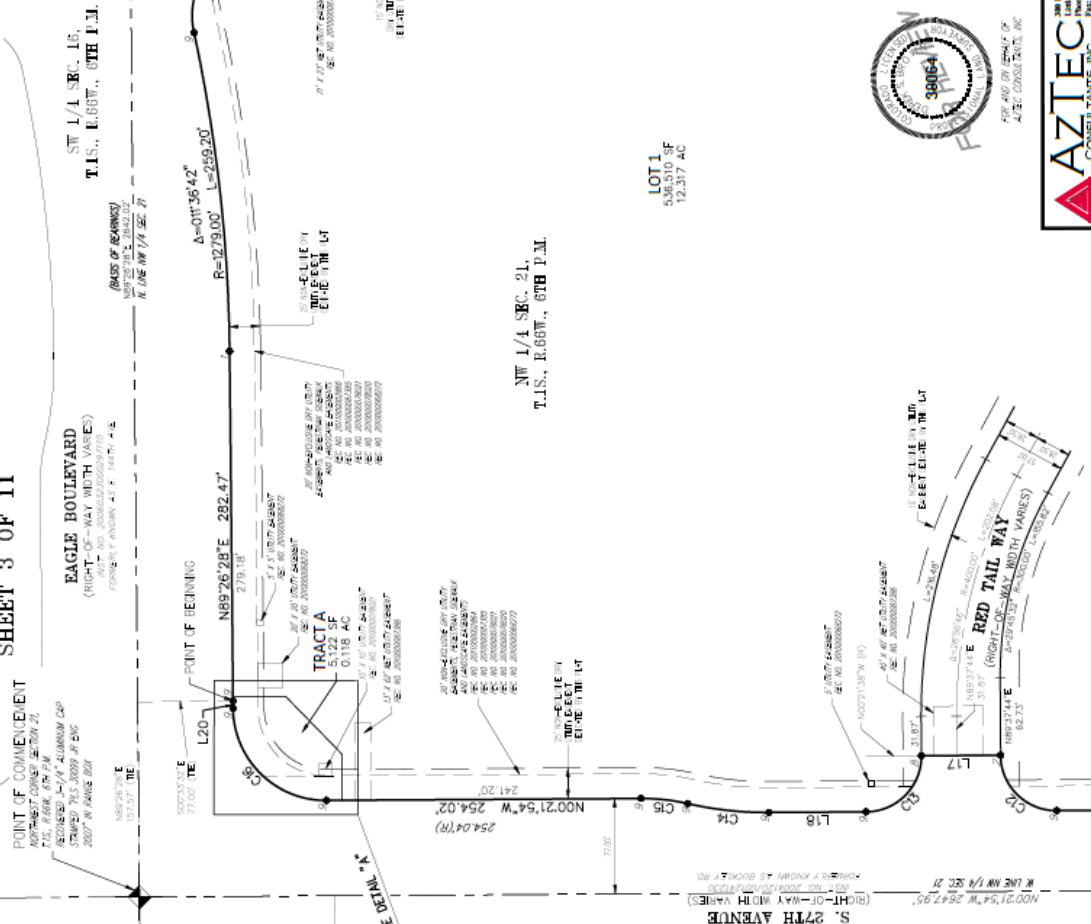
PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

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

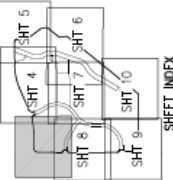
LINE	BEARING	LENGTH
L2	S18°40'38"E	7.937'
L3	N73°19'22"E	64.00'
L4	N16°40'38"W	37.50'
L7	N00°22'16"W	64.00'
L8	N00°21'54"W	78.48'
L9	N89°20'58"E	6.98'
L20	S89°28'06"W	37.25'
L37	S45°38'15"W	65.35'
L38	N00°33'32"W	42.45'
L39	N00°21'54"W	12.82'
L40	S89°20'54"W	3.93'

CURVE	DELTA	RADIUS	LENGTH
C3	87°09'42"	45.00'	68.34'
C12	80°00'00"	45.00'	70.89'
C13	89°38'44"	45.00'	70.68'
C14	S13°51'41"	265.50'	66.08'
C15	S31°5'41"	164.00'	38.07'
C16	S9°48'22"	75.00'	117.56'



LEGEND

- RECORDED PUBLIC LAND SURVEY SYSTEM CORNER MONUMENTED AS NOTED HEREIN
- RECORDED 3/4" BRASS TAG & NAIL IN CONCRETE
- STAMPED "LS 3009S" IN BRASS TAG
- STAMPED "LS 3009S" IN END
- RECORDED #2 REBAR - NO CAP
- RECORDED #2 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ATC" "LI 30864"
- RECORDED #4 REBAR WITH 1-1/2" BRASS TAG
- RECORDED #4 REBAR WITH 1-1/2" BRASS TAG
- RECORD DISTANCE PER BUNDEY ROAD RIGHT-OF-WAY DEVIATION PLAT (INST. NO. 2004107007/241230)
- PLAT BOUNDARY LINE
- EXISTING LINE
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE



AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 1/2007
SCALE: AS SHOWN
SHEET: 3 OF 11

SEE SHEET 8

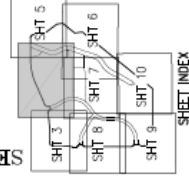
PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

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	173°54'	45.00'	68.54'
C20	173°54'	100.00'	3.45'
C22	173°54'	120.00'	4.14'

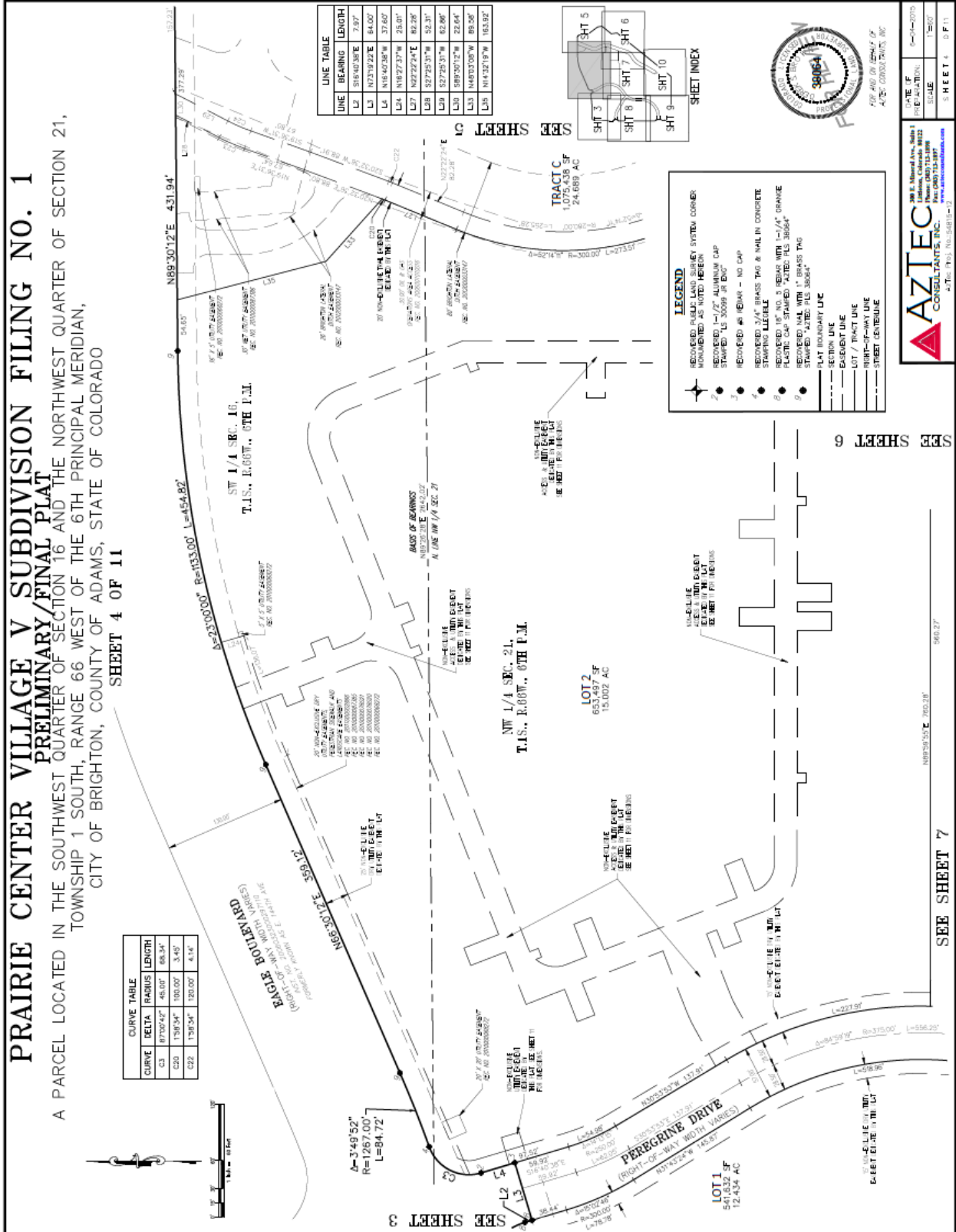


LINE	BEARING	LENGTH
L1	S89°40'30"E	2.97'
L2	N73°12'22"E	54.00'
L3	N16°42'30"W	37.60'
L4	N18°27'37"W	25.01'
L5	N27°22'47"E	82.26'
L6	S27°25'37"W	50.31'
L7	S27°25'37"W	52.26'
L8	S89°40'30"W	22.64'
L9	N43°32'19"W	89.50'
L10	N43°32'19"W	163.92'



LEGEND

- RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER
- MONUMENTED AS NOTED HEREIN
- RECOVERED 1"=12" ALUMINUM CAP
- STAMPED 1/2" SLOPE 24" CAP
- RECOVERED 48" REBAR - NO CAP
- RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE
- STAMPING ILLIGIBLE
- RECOVERED 18" NO. 5 REBAR WITH 1"=1/4" DRUMME
- PLATE CAP MARKED WITH FILE PLS 38584
- RECOVERED 18" NO. 5 REBAR WITH 1"=1/4" DRUMME
- STAMPED WITH FILE PLS 38584
- FLAT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE



DATE: 06/11/2015
 PREPARED BY: [Name]
 SCALE: 1"=200'
 SHEET: 4 OF 11

SEE SHEET 3
 SEE SHEET 6
 SEE SHEET 7

LOT 1
 51,632 SF
 12,404 AC

LOT 2
 653,497 SF
 15,002 AC

LOT 3
 51,632 SF
 12,404 AC

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20

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SEE SHEET 99

SEE SHEET 100

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

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

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

EAGLE BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)

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

CURVE DELTA	RADIUS	LENGTH
158°34'	100.00'	3.45'
158°34'	120.00'	4.14'



ADAM J. TAYLOR
P.E. LICENSE NO. 39064
A-E CONSULTANTS, INC.

LINE	BEARING	LENGTH
L17	S22°22'34"E	82.28'
L28	S27°25'31"W	52.31'
L29	S27°25'31"W	63.88'
L30	S89°20'12"W	22.64'
L33	N49°03'00"W	86.58'
L35	N14°32'19"W	103.82'

SEE SHEET 4

LOT 2
653,497 SF
15.002 AC

NON-ADJACENT
ACCESS & EGRESS
EASEMENT TO THE LOT
BEHIND THE BUILDING

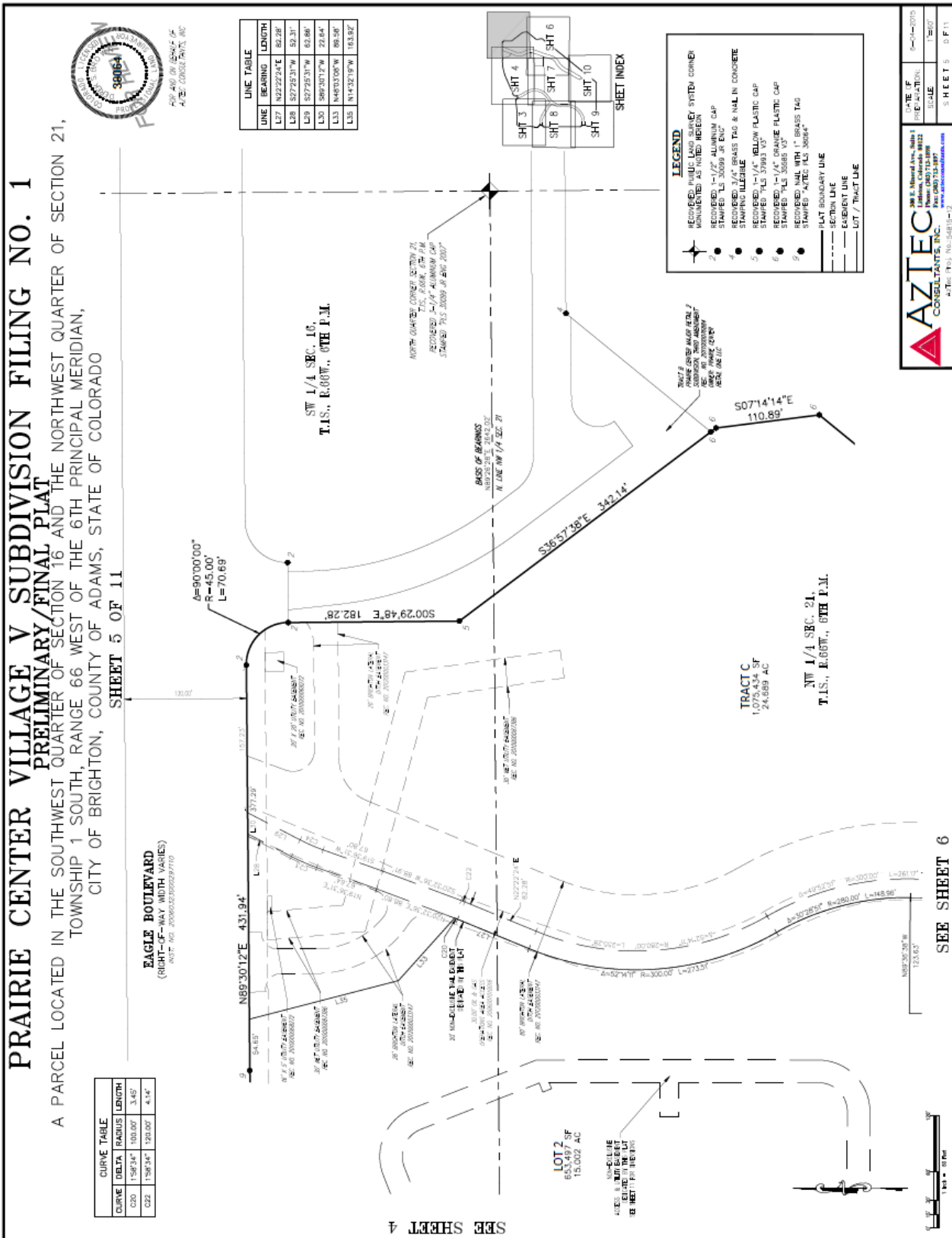
- LEGEND**
- 1 RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER UNLOCATED AS NOTED HEREON
 - 2 RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30099 JR ENG"
 - 3 RECOVERED 3/4" BRASS TAG & NAIL IN CONCRETE STAMPING/ILLUMINE
 - 4 RECOVERED 1" X 1/4" ALUMINUM CAP STAMPED "LS 32948 J3"
 - 5 RECOVERED 1" X 1/4" ORANGE PLASTIC CAP STAMPED "PLS 35685 V3"
 - 6 RECOVERED NAIL WITH 1" BRASS TAG STAMPED "NTEC PL3 30864"
 - 7 FLAT BOUNDARY LINE
 - 8 SECTION LINE
 - 9 EASEMENT LINE
 - 10 LOT / TRACT LINE

AZTEC
CONSULTANTS, INC.

1075 E. 17th Ave., Suite 1000
Denver, Colorado 80202
Phone: (303) 733-8888
www.aztecconsultants.com

DATE OF PREPARATION: 11/20/2015
SCALE: 1"=200'
SHEET 5 OF 11

SEE SHEET 6

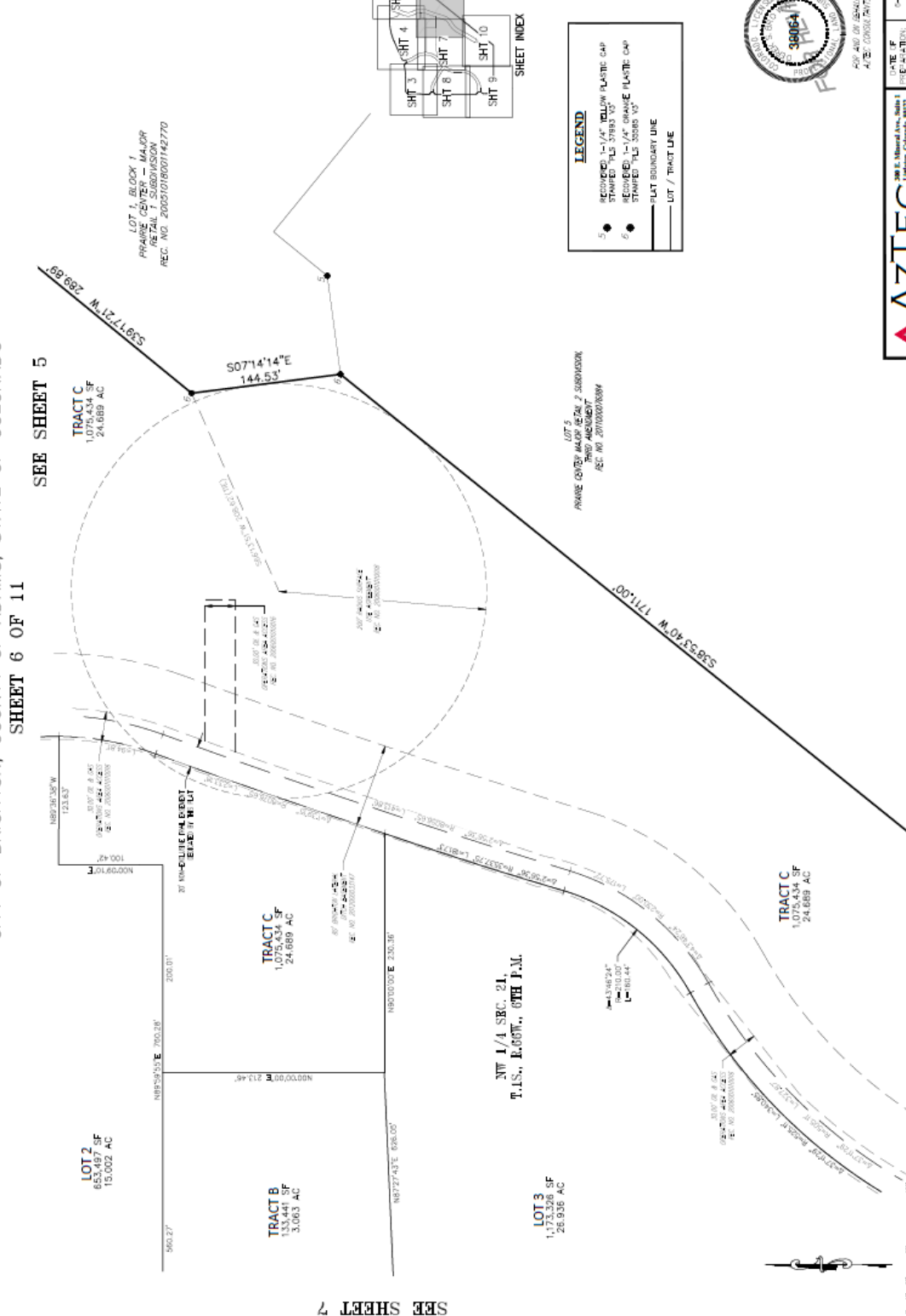


PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

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 6 OF 11



AZTEC CONSULTANTS, INC.
2110 S. W. 10TH ST., SUITE 101
DENVER, CO 80202

DATE OF PREPARATION: 12/1/2010
SCALE: 1"=60'
SHEET: 6 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 TABLE		
CURVE	DELTA	RADIUS LENGTH
C17	613.00°	178.00' 41.00'
C18	834.00°	14.00' 21.19'
C19	834.00°	14.00' 21.19'

SEE SHEET 3

SEE SHEET 4

SEE SHEET 11

TRACT B
 133,441 SF
 3.063 AC

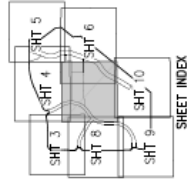
LOT 1
 536,510 SF
 12.317 AC

LOT 4
 432,063 SF
 9.919 AC

LOT 3
 943,964 SF
 21.670 AC

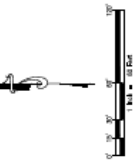
NW 1/4 SEC. 21,
 T.1S., R.66W., 6TH P.M.

SEE SHEET 6



LEGEND

- HIGHWAY RIGHT-OF-WAY LINE
- CURB LINE
- LOT / TRACT LINE



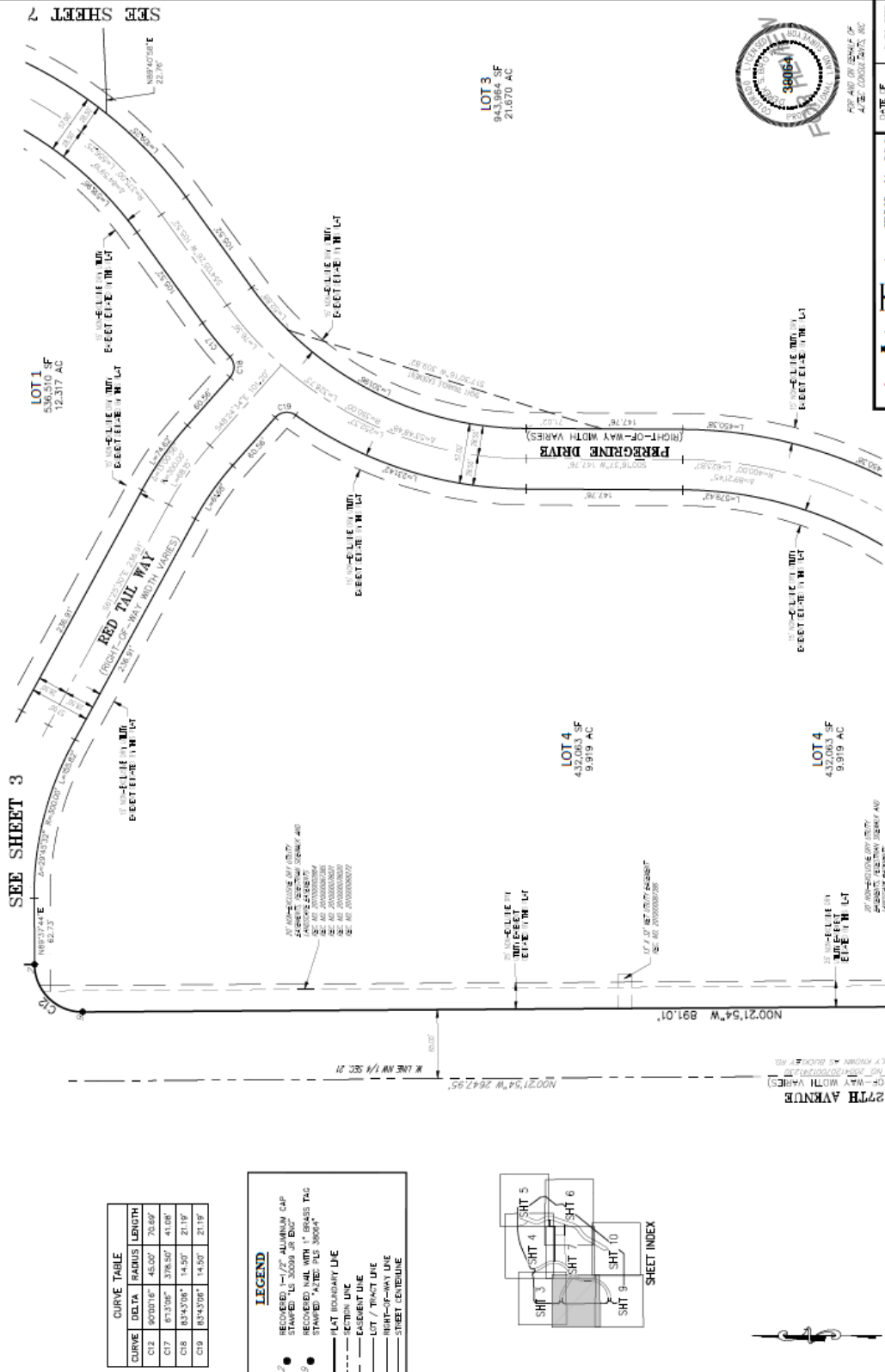
AZ/TEC
 CONSULTANTS, INC.
 4000 S. W. 10th St., Suite 100
 Lakewood, Colorado 80226
 Phone: (303) 733-1888
 Fax: (303) 733-1889
 www.aztecconsultants.com

SEE SHEET 10

SEE SHEET 9

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1 PRELIMINARY/FINAL PLAT

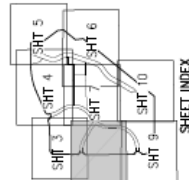
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C12	90°00'00"	45.00'	70.69'
C17	6°13'08"	378.50'	41.08'
C18	83°53'08"	14.50'	21.15'
C19	183°53'08"	14.50'	21.15'

- LEGEND**
- RECORDED 1-1/2" ALUMINUM CAP
 - STAMPED "L1 30098 JH BNS"
 - RECORDED NAIL WITH 1" BRASS TAG
 - STAMPED "A182 PLS 30098"
 - PLAT BOUNDARY LINE
 - EASEMENT LINE
 - - - LOT / TRACT LINE
 - - - RIGHT-OF-WAY LINE
 - - - STREET CENTERLINE



39064
UNIVERSITY OF COLORADO
PLANNING AND ENVIRONMENTAL SERVICES

AZTEC CONSULTANTS INC.
308 N. Mehard Ave., Suite 1
Littleton, Colorado 80120
Tel: (303) 713-3907
Fax: (303) 713-3907
www.aztecconsultants.com

DATE OF PREPARED: 12/14/2013
SCALE: 1"=50'
SHEET 8 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

SEE SHEET 7 SEE SHEET 6

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

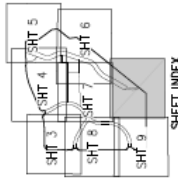
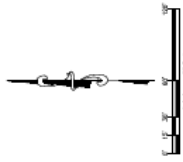
LOT 3
 943,964 SF
 21.870 AC

TRACT C
 17 TRACTS OF
 24,689 AC

LOT 5, BLOCK 1
 FRAME CENTER MAP
 RETN. J. SUBDIVISION
 REC. NO. 200600022864

LOT 6
 FRAME CENTER MAP
 RETN. J. SUBDIVISION
 REC. NO. 201000018884

LOT 1, BLOCK 1
 FRAME CENTER MAP
 RETN. J. SUBDIVISION
 REC. NO. 200400004280



LEGEND	
●	RECORDED #4 REBAR - NO CAP
○	RECORDED #4 REBAR - YELLOW PLASTIC CAP
○	STAMPED #4S 3/8X19.5
○	STAMPED #4S 3/8X19.5
○	STAMPED #4S 3/8X19.5
○	STAMPED #4S 3/8X19.5
---	PLAT BOUNDARY LINE
---	EVIDENT DUE
---	LOT / TRACT LINE



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.
 AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

308 E. Harvard Ave., Suite 1
 Brighton, Colorado 80222
 Phone: (303) 733-8877
 Fax: (303) 733-8877
www.aztecconsultants.com

AZTEC Proj. No. 04811-12

DATE OF FILED	0-11-2019
SCALE	1"=50'
SHEET NO.	11 OF 11

SEE SHEET 9

PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1

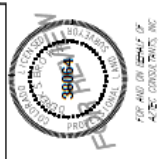
PRELIMINARY/FINAL PLAT
 A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 11 OF 11

CURVE	DELTA	RADIUS	LENGTH
C28	80.0000°	31.00'	44.69'
C29	72.9901°	109.02'	13.30'
C30	72.9901°	150.00'	20.00'
C31	63.0910°	31.00'	34.17'
C33	72.448°	31.00'	4.01'

LINE	BEARING	LENGTH
L43	N21°21'57"W	22.52'
L44	N00°00'00"E	9.50'
L45	S90°00'00"E	10.00'
L46	S80°00'00"W	9.50'
L47	S80°00'00"E	37.17'
L48	N00°00'00"E	104.47'
L49	N00°00'00"E	37.17'
L50	S88°30'02"W	21.07'
L51	N21°21'57"W	21.07'
L52	N69°20'02"E	21.07'
L53	S01°21'57"E	10.39'
L54	N21°21'57"W	9.50'
L55	S88°30'03"W	10.00'
L56	N21°21'57"W	10.00'
L57	N68°30'03"E	10.39'
L58	S01°21'57"E	10.00'
L59	N68°30'03"E	9.86'
L60	S01°21'57"E	23.86'
L61	N21°21'57"W	8.57'
L62	S88°30'03"W	10.00'
L63	S21°21'57"E	9.65'
L64	S88°30'03"W	20.88'
L65	N21°21'57"W	15.00'

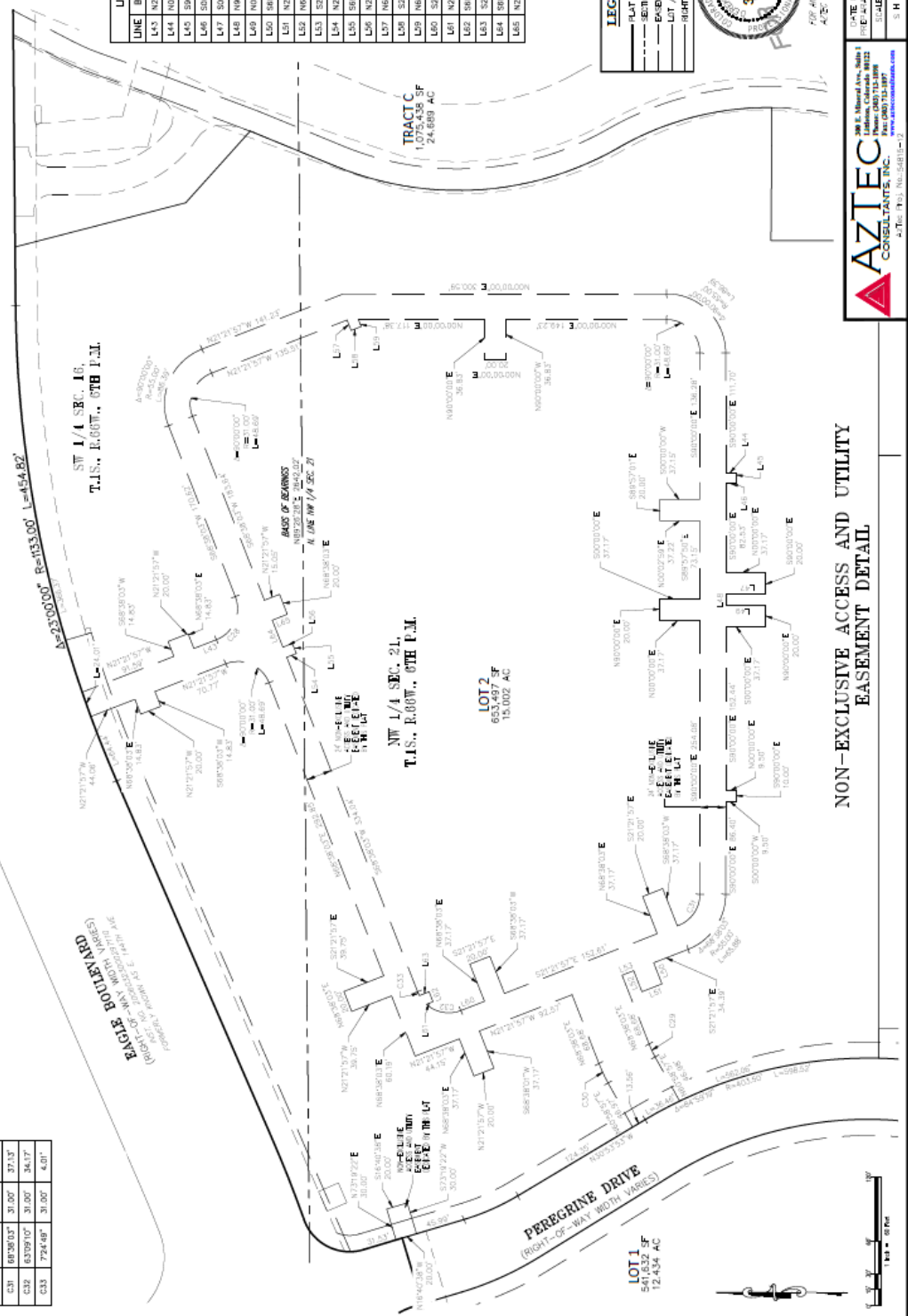
LEGEND

- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE



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DATE: 11/11/2011
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NON-EXCLUSIVE ACCESS AND UTILITY
 EASEMENT DETAIL

EXHIBIT C
DEVELOPMENT AGREEMENT

[Development Agreement begins on the next page.]