

ORDINANCE NO. 2433  
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY FARMS ZONING MAP AMENDMENT FROM THE BROMLEY FARMS PLANNED UNIT DEVELOPMENT TO THE ZONING DESIGNATIONS R-1A, R-1B, R-3, AND O FOR AN APPROXIMATELY 142.72 ACRES OF PROPERTY, GENERALLY LOCATED TO THE SOUTH OF BROMLEY LANE, EAST OF CHAMBERS ROAD, WEST OF THE BRIGHTON OASIS FAMILY AQUATIC PARK, NORTH OF THE INDIGO TRAILS SUBDIVISION, AND MORE SPECIFICALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Gail M Hartley Non-Exempt Martial Trust (the “Owner”) is the owner of approximately 142.72 acres of property, generally located to the south of Bromley Lane, east of Chambers Road, west of the Brighton Oasis Family Aquatic Park, north of the Indigo Trails and more specifically described in EXHIBIT A attached hereto (the “Property”); and

WHEREAS, on behalf of the Owner, Phil Stuepfert of HR Green (the “Applicant,”) has requested approval of the Bromley Farm Zoning Map Amendment (the “Zoning Map Amendment”) attached hereto as EXHIBIT B and incorporated herein; and

WHEREAS, City staff reviewed the application using the criteria for a Zoning Map Amendment as outlined in Section 2.03(B) of the *Land Use & Development Code* (the “LUDC”); and

WHEREAS, the Planning Commission conducted a public hearing on August 24, 2023, to review and consider the application pursuant to the applicable provisions and criteria set forth in the *LUDC*, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on October 17, 2023, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in the *LUDC*; and

WHEREAS, in accordance with the public notice requirements of the *LUDC*, a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City’s website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Brighton, Colorado, as follows:

Section 1. The City Council finds and determines that the proposed Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; that the proposed Zoning Map Amendment will support development in character with existing or anticipated development in the area, including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

Section 2. The Property is hereby rezoned R-1A, R-1B, R-3, and O as more particularly set forth in Exhibit A and as the Bromley Farms Zoning Map Amendment as generally shown in Exhibit B.

Section 3. The City Zoning Map shall be amended to reflect the above change.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect for five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS  
17<sup>th</sup> DAY OF OCTOBER 2023.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY  
TITLE ONLY THIS 21<sup>st</sup> DAY OF NOVEMBER 2023.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: October 26, 2023

Final Publication: December 7, 2023

APPROVED AS TO FORM:

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YASMINA GIBBONS, Deputy City Attorney

**EXHIBIT A**  
Legal Description(s)

**BROMLEY FARMS  
ZONING O.S.**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 2,402.51 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'26"E A DISTANCE OF 501.80 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°12'41"E, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°36'42" AND AN ARC LENGTH OF 82.64 FEET, TO A POINT OF NON-TANGENT;

THENCE S79°48'56"E A DISTANCE OF 70.49 FEET;

THENCE S84°12'50"E A DISTANCE OF 86.87 FEET;

THENCE N89°38'29"E A DISTANCE OF 345.01 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 93.13 FEET, TO A POINT OF TANGENT;

THENCE N41°07'58"E A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.63 FEET, TO A POINT OF TANGENT;

THENCE N53°31'40"E A DISTANCE OF 64.99 FEET;

THENCE N60°29'57"E A DISTANCE OF 75.40 FEET;

THENCE N50°02'32"E A DISTANCE OF 41.74 FEET;

THENCE N44°42'30"E A DISTANCE OF 38.90 FEET;

[continues on next page]

THENCE N50°51'53"E A DISTANCE OF 28.02 FEET;  
THENCE N32°41'21"E A DISTANCE OF 145.15 FEET;  
THENCE S57°18'39"E A DISTANCE OF 599.69 FEET;  
THENCE N21°26'45"E A DISTANCE OF 18.53 FEET;  
THENCE N21°27'27"E A DISTANCE OF 345.99 FEET;  
THENCE N27°10'05"E A DISTANCE OF 82.38 FEET;  
THENCE N31°48'25"E A DISTANCE OF 45.92 FEET;  
THENCE N16°01'49"E A DISTANCE OF 45.17 FEET;  
THENCE N03°25'45"E A DISTANCE OF 38.25 FEET;  
THENCE N09°43'57"W A DISTANCE OF 62.48 FEET;  
THENCE N09°41'13"E A DISTANCE OF 82.08 FEET;  
THENCE N16°06'45"E A DISTANCE OF 108.01 FEET;  
THENCE N32°13'43"E A DISTANCE OF 56.47 FEET;  
THENCE N24°58'34"E A DISTANCE OF 74.15 FEET;  
THENCE N30°11'26"E A DISTANCE OF 82.06 FEET;  
THENCE N24°00'41"E A DISTANCE OF 62.89 FEET;  
THENCE N00°00'09"W A DISTANCE OF 140.94 FEET;  
THENCE N06°35'56"E A DISTANCE OF 41.28 FEET;

THENCE N12°42'37"E A DISTANCE OF 93.65 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. S21°31'15"E A DISTANCE OF 269.97 FEET;
2. S17°37'38"E A DISTANCE OF 76.24 FEET;
3. S20°44'45"E A DISTANCE OF 145.35 FEET;
4. S35°41'17"E A DISTANCE OF 32.72 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID EAST LINE, S00°19'34"E A DISTANCE OF 1,112.60 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE CONTINUING ON SAID SOUTH LINE, S89°27'27"W A DISTANCE OF 30.00 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 241.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,300,492 SQUARE FEET OR 29.8552 ACRES.

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'46"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 695.21 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°49'54"E A DISTANCE OF 985.24 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°32'45"E, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 26°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF TANGENT;

THENCE N29°27'12"E A DISTANCE OF 114.16 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°57'38"W, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF TANGENT;

THENCE S60°32'48"E A DISTANCE OF 269.74 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT J, THE FOLLOWING SIX (6) COURSES:

1. S29°27'07"W A DISTANCE OF 184.80 FEET;
2. S60°32'53"E A DISTANCE OF 77.74 FEET;
3. S82°48'55"E A DISTANCE OF 64.67 FEET;
4. N89°27'07"E A DISTANCE OF 650.00 FEET;
5. N78°46'02"E A DISTANCE OF 71.24 FEET;
6. N89°34'57"E A DISTANCE OF 91.94 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

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THENCE ON SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S52°11'59"E A DISTANCE OF 99.71 FEET;
2. S14°08'04"E A DISTANCE OF 78.68 FEET;
3. S14°07'00"W A DISTANCE OF 67.15 FEET;
4. S00°02'49"E A DISTANCE OF 121.87 FEET;
5. S03°08'49"W A DISTANCE OF 20.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S89°50'26"W A DISTANCE OF 761.79 FEET;

THENCE S00°09'34"E A DISTANCE OF 421.00 FEET;

THENCE S89°50'26"W A DISTANCE OF 110.00 FEET;

THENCE S00°09'34"E A DISTANCE OF 48.34 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE OF 00°52'43" AND AN ARC LENGTH OF 11.66 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°16'52"E A DISTANCE OF 110.00 FEET;

THENCE S01°56'35"W A DISTANCE OF 37.20 FEET;

THENCE S04°23'29"W A DISTANCE OF 37.20 FEET;

THENCE S06°50'23"W A DISTANCE OF 37.20 FEET;

THENCE S09°17'16"W A DISTANCE OF 37.20 FEET;

THENCE S11°44'10"W A DISTANCE OF 37.20 FEET;

THENCE S14°11'04"W A DISTANCE OF 37.20 FEET;

THENCE S16°37'57"W A DISTANCE OF 37.20 FEET;

THENCE S19°04'51"W A DISTANCE OF 37.20 FEET;

THENCE S21°31'45"W A DISTANCE OF 37.20 FEET;

THENCE S23°58'39"W A DISTANCE OF 37.20 FEET;

THENCE S26°25'32"W A DISTANCE OF 37.20 FEET;

THENCE S28°52'26"W A DISTANCE OF 37.20 FEET;

THENCE S31°19'20"W A DISTANCE OF 37.20 FEET;

THENCE S32°32'46"W A DISTANCE OF 32.50 FEET;

THENCE N57°27'14"W A DISTANCE OF 110.08 FEET;

THENCE S32°41'21"W A DISTANCE OF 60.16 FEET;

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THENCE N57°18'39"W A DISTANCE OF 602.10 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH OF 315.32 FEET, TO A POINT OF TANGENT;

THENCE S89°50'26"W A DISTANCE OF 555.92 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 748.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,920,246 SQUARE FEET OR 44.0828 ACRES.

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**PROPERTY DESCRIPTION**

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COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'46"E A DISTANCE OF 1443.80 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'26"E A DISTANCE OF 555.92 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH OF 315.32 FEET, TO A POINT OF TANGENT;

THENCE S57°18'39"E A DISTANCE OF 602.10 FEET;

THENCE N32°41'21"E A DISTANCE OF 60.16 FEET;

THENCE S57°27'14"E A DISTANCE OF 110.08 FEET;

THENCE N32°32'46"E A DISTANCE OF 32.50 FEET;

THENCE N31°19'20"E A DISTANCE OF 37.20 FEET;

THENCE N28°52'26"E A DISTANCE OF 37.20 FEET;

THENCE N26°25'32"E A DISTANCE OF 37.20 FEET;

THENCE N23°58'39"E A DISTANCE OF 37.20 FEET;

THENCE N21°31'45"E A DISTANCE OF 37.20 FEET;

THENCE N19°04'51"E A DISTANCE OF 37.20 FEET;

THENCE N16°37'57"E A DISTANCE OF 37.20 FEET;

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THENCE N14°11'04"E A DISTANCE OF 37.20 FEET;  
THENCE N11°44'10"E A DISTANCE OF 37.20 FEET;  
THENCE N09°17'16"E A DISTANCE OF 37.20 FEET;  
THENCE N06°50'23"E A DISTANCE OF 37.20 FEET;  
THENCE N04°23'29"E A DISTANCE OF 37.20 FEET;  
THENCE N01°56'35"E A DISTANCE OF 37.20 FEET;  
THENCE N89°16'52"W A DISTANCE OF 110.00 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°16'52"W, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE OF 00°52'43" AND AN ARC LENGTH OF 11.66 FEET, TO A POINT OF TANGENT;  
THENCE N00°09'34"W A DISTANCE OF 48.34 FEET;  
THENCE N89°50'26"E A DISTANCE OF 110.00 FEET;  
THENCE N00°09'34"W A DISTANCE OF 421.00 FEET;  
THENCE N89°50'26"E A DISTANCE OF 761.79 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;  
THENCE ON SAID WESTERLY LINE, S03°08'49"W A DISTANCE OF 44.78 FEET;  
THENCE CONTINUING ON SAID WESTERLY LINE, S21°31'15"E A DISTANCE OF 88.00 FEET;  
THENCE DEPARTING SAID WESTERLY LINE, S12°42'37"W A DISTANCE OF 93.65 FEET;  
THENCE S06°35'56"W A DISTANCE OF 41.28 FEET;  
THENCE S00°00'09"E A DISTANCE OF 140.94 FEET;  
THENCE S24°00'41"W A DISTANCE OF 62.89 FEET;  
THENCE S30°11'26"W A DISTANCE OF 82.06 FEET;  
THENCE S24°58'34"W A DISTANCE OF 74.15 FEET;  
THENCE S32°13'43"W A DISTANCE OF 56.47 FEET;  
THENCE S16°06'45"W A DISTANCE OF 108.01 FEET;  
THENCE S09°41'13"W A DISTANCE OF 82.08 FEET;  
THENCE S09°43'57"E A DISTANCE OF 62.48 FEET;  
THENCE S03°25'45"W A DISTANCE OF 38.25 FEET;  
THENCE S16°01'49"W A DISTANCE OF 45.17 FEET;  
THENCE S31°48'25"W A DISTANCE OF 45.92 FEET;  
THENCE S27°10'05"W A DISTANCE OF 82.38 FEET;

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THENCE S21°27'27"W A DISTANCE OF 345.99 FEET;

THENCE S21°26'45"W A DISTANCE OF 18.53 FEET;

THENCE N57°18'39"W A DISTANCE OF 599.69 FEET;

THENCE S32°41'21"W A DISTANCE OF 145.15 FEET;

THENCE S50°51'53"W A DISTANCE OF 28.02 FEET;

THENCE S44°42'30"W A DISTANCE OF 38.90 FEET;

THENCE S50°02'32"W A DISTANCE OF 41.74 FEET;

THENCE S60°29'57"W A DISTANCE OF 75.40 FEET;

THENCE S53°31'40"W A DISTANCE OF 64.99 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.63 FEET, TO A POINT OF TANGENT;

THENCE S41°07'58"W A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 93.13 FEET, TO A POINT OF TANGENT;

THENCE S89°38'29"W A DISTANCE OF 345.01 FEET;

THENCE N84°12'50"W A DISTANCE OF 86.87 FEET;

THENCE N79°48'56"W A DISTANCE OF 70.49 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S06°24'01"W, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°36'42" AND AN ARC LENGTH OF 82.64 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°50'26"W A DISTANCE OF 501.80 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 958.72 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,102,864 SQUARE FEET OR 48.2751 ACRES.

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF BROMLEY LANE, A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N89°37'34"E A DISTANCE OF 1639.31 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°22'26"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE;

THENCE S00°22'26"E A DISTANCE OF 58.85 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING THREE COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°59'14"E, HAVING A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 83°31'26" AND AN ARC LENGTH OF 50.00 FEET, TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 23°57'47" AND AN ARC LENGTH OF 162.27 FEET, TO A POINT OF TANGENT;
3. S29°27'07"W A DISTANCE OF 113.93 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N60°32'48"W A DISTANCE OF 269.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF NON-TANGENT;

THENCE S29°27'12"W A DISTANCE OF 114.16 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 26°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°49'54"W A DISTANCE OF 985.24 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'46"W A DISTANCE OF 695.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 893,368 SQUARE FEET OR 20.5089 ACRES.

**EXHIBIT B**  
Zoning Map Amendment

[begins on next page]





