A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE BRIGHTON CROSSING FILING NO. 2 8<sup>TH</sup> AMENDMENT SUBDIVISION, AN APPROXIMATELY 33.248 ACRES OF LAND, GENERALLY LOCATED TO THE SOUTH OF LONGS PEAK STREET, NORTH OF E. BRIDGE STREET, EAST OF THE BRIGHTON CROSSING FILING NO. 1 SUBDIVISION, AND WEST OF THE SPEER CANAL, MORE SPECIFICALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO

WHEREAS, Matt Haley on behalf of Brookfield Residential (Colorado) LLC (the "Owner" or "Applicant"), which owns an approximately 33.248 acre property that is generally located to the south of Longs Peak Street, north of E. Bridge Street, east of the Brighton Crossing Filing No. 1 subdivision, and west of the Speer Canal, and more specifically described in Exhibit A, attached hereto (the "Property"); and

WHEREAS, Applicant, has requested approval of the Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment Final Plat, attached hereto as <u>Exhibit B</u> (the "Final Plat"); and

WHEREAS, the Property, on February 5, 1985, was annexed to the City of Brighton (the "City") as part of the Bromley Park Annexation; and

WHERAS, the Property, on December 16, 1986, was originally zoned as part of the Bromley Park PUD 1st Amendment for Single Family Detached residential uses; and

WHEREAS, on October 29, 2015, the Bromley Park P.U.D. (Planned Unit Development) 18<sup>th</sup> Amendment was approved setting the current zoning of single family detached for the Property; and

WHEREAS, the Property was platted into super blocks subject to future platting by the Brighton Crossing Filing No. 2 6<sup>th</sup> Amendment Final Plat; and

WHEREAS, the City Council of the City of Brighton finds and declares that 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 three (3) signs were posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the City Council finds that it must use the version of the Land Use and Development Code in place at the time of application acceptance being March 29, 2018 for its review related to the application; and

WHEREAS, the City Council conducted a public hearing, during a regularly scheduled meeting, on November 4, 2024, to review and consider the Final Plat application and Development Agreement for the Property; 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; and

WHEREAS, at the meeting on November 4, 2024, a motion was made to continue the item to a date certain of December 17, 2024 in order to address City Council's concerns on certain roadway connections; and

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

WHEREAS, the City Council finds and declares that the Final Plat does comply with the requirements of the Subdivision Regulations procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, 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.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

<u>Section 1</u>. The Brighton Crossing Filing No. 28<sup>th</sup> Amendment Final Plat, attached hereto as Exhibit B, is hereby approved.

<u>Section 2</u>. The Brighton Crossing Filing No. 2 5<sup>th</sup> Amendment Development Agreement, attached hereto as Exhibit C, is hereby approved.

<u>Section 3.</u> The Mayor is hereby authorized to execute the Final Plat and Development Agreement for the Brighton Crossing Filing No. 28<sup>th</sup> Amendment Final Plat, and in furtherance thereof, the City Manager, or designee, is 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 17th day of December 2024.

	CITY OF BRIGHTON, COLORADO
	GREGORY MILLS, Mayor
ATTEST:	
NATALIE HOEL, City Clerk	
APPROVED AS TO FORM:	
ALICIA CALDERÓN, City Attorney	

# EXHIBIT A LEGAL DESCRIPTION

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 7, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11, LOT 1, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOT 1, BLOCK 15, TRACT T, TRACT U, TRACT Y, PLATTE RIVER COURT, CLEAR CREEK PLACE, RUSH CREEK PLACE, AWAPA RIVER PLACE, AND PORTIONS OF LONGS PEAK STREET, COLORADO RIVER AVENUE, NORTH GOLDEN EAGLE PARKWAY, YARROW STREET, AND ROYAL PINE STREET, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, RECORDED UNDER RECEPTION NO. 2018000039340, AND ALL OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED UNDER RECEPTION NO. C1074039, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPPLA MERDIDAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS NORTH 89°19'55' EAST, A DISTANCE OF 2633.96 FEET, ALL BEARINGS HEREON ARE REFERENCED QUARTER THERETO;

THENCE SOUTH 44'10'30"EAST, A DISTANCE 4210.58 FEET TO THE SOUTHERLY RIGHT—OF—WAY OF LONGS PEAK STREET AS DEPICTED ON SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE POINT OF STREET AS BEGINNING:

- THENCE ALONG SAID SOUTHERLY RIGHT—OF—WAY THE FOLLOWING TWO (2) COURSES;

  1. NORTH 82'12'44" EAST, A DISTANCE OF 57.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.81 FEET;

  2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97'29'57", AN ARC LENGTH OF 69.44

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73'42'54" EAST, A DISTANCE OF 41.73 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 59.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89'42'44";

- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

  1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'53'23", AN ARC LENGTH OF 93.66
- 1. NORTHEASTERLY ALONG SAID SAID STATE THE TO A POINT OF CUSP, CONCAVE SOUTHEASTERLY PLAYING A RADIUS OF 13.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00'23'55" EAST, AND TO THE WESTERLY BOUNDARY OF LOT 1, BLOCK 7 AS SHOWN ON SAID BRIGHTON CROSSING FILING NO. 2 6TH AMENDMENT;

THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARIES OF LOTS 1-6, INCLUSIVE, BLOCK 7 THE FOLLOWING FIVE (5) COURSES;
1.SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'53'21", AN ARC LENGTH OF 20.40 FEET;
2.NORTH 89'31'48" EAST, A DISTANCE OF 40.00 FEET;
3.SOUTH 001'7'16" EAST, A DISTANCE OF 107.07 FEET;
4.NORTH 89'42'44" EAST, A DISTANCE OF 353.00 FEET;
5.NORTH 001'7'16" WEST, A DISTANCE OF 120.72 FEET TO SAID SOUTHERLY RIGHT-OF-WAY;

- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

  1. NORTH 89'36'06" EAST, A DISTANCE OF 104.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET;

  2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'06'37", AN ARC LENGTH OF 20.45 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89'31'48" EAST, A DISTANCE OF 40.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89'42'44" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'53'23", AN ARC LENGTH OF 20.40 FEET;
- 2.NORTH 89'36'06" EAST, A DISTANCE OF 286.54 FEET TO THE EASTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 00'40'02" EAST, A DISTANCE OF 1129.72 FEET;
  2. SOUTH 89'21'16" WEST, A DISTANCE OF 1005.88 FEET;
  3. SOUTH 34'53'38" WEST, A DISTANCE OF 73.28 FEET;
- ASOUTH 13"6"10" WEST, A DISTANCE OF 519.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT Z, BRIGHTON CROSSING FILING NO. 2;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT Z THE FOLLOWING FIVE

- (5) COURSES; 1. SOUTH 13"16'10" WEST, A DISTANCE OF 16.97 FEET;

- 1. SOUTH 13'28'57" EAST, A DISTANCE OF 10.97 FEET;
  2. SOUTH 13'28'57" EAST, A DISTANCE OF 109.65 FEET;
  3. SOUTH 89'21'16" WEST, A DISTANCE OF 109.65 FEET;
  4. NORTH 00'20'10' WEST, A DISTANCE OF 26.09 FEET;
  5. NORTH 00'21'45" WEST, A DISTANCE OF 124.22 FEET TO THE SOUTHWEST CORNER OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT;

CROSSING FILING NO. 2, 61H AMENDMENT;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT THE FOLLOWING FIFTEEN (15) COURSES;

1. NORTH 00'12'45" WEST, A DISTANCE OF 50.78 FEET;

2.NORTH 01'42'19" WEST, A DISTANCE OF 33.00 FEET;

4. NORTH 85'18'02" EAST, A DISTANCE OF 33.47 FEET;

5. NORTH 02'42'49" WEST, A DISTANCE OF 119.50 FEET;

6. NORTH 87'17'11" EAST, A DISTANCE OF 145. FEET;

7. NORTH 02'42'49" WEST, A DISTANCE OF 145. FEET;

8. SOUTH 87'17'11" WEST, A DISTANCE OF 16.40 FEET;

9. NORTH 00'12'45" WEST, A DISTANCE OF 5.52 FEET;

10. SOUTH 88'49'07" EAST, A DISTANCE OF 5.52 FEET;

11. NORTH 01'10'53" EAST, A DISTANCE OF 5.60 FEET;

12. NORTH 88'49'07" WEST, A DISTANCE OF 36.00 FEET;

13. NORTH 00'12'45" WEST, A DISTANCE OF 348.24 FEET;

14. NORTH 88'49'07" WEST, A DISTANCE OF 348.24 FEET;

15. NORTH 07'47'16" WEST, A DISTANCE OF 31.82 FEET;

15. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

16. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

17. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

18. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

19. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

10. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

10. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

11. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

12. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

13. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

14. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

15. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

16. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

17. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

18. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

19. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

19. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

19. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

19. NORTH 07'47'16" WEST, A DISTANCE OF 51.82 FEET;

CONTAINING AN AREA OF 33.248 ACRES, (1,448,296 SQUARE FEET), MORE OR LESS.

# **EXHIBIT B** FINAL PLAT

# BRIGHTON ROSSING 뇌 $\overline{G}$ 0 $\hat{\omega}$ 8TH**AMENDMENT**

2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF COUNTY OF ADAMS, STATE OF COLORADO

## A PAREE OF LAND BERKE ALL OF LOT / BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11, LOT 1, BLOCK 12, LOT 1, BLOCK 13, BLOCK 1 HENCE ALONG THE INSTRUY, SOUTHERY, AND EASTREY BOUNDARES OF LOTS 1-4, INCLUSIVE, BLOCK 7 THE FRILLOWING FIRE (5) CONSESSED. 1. SOUTHMESTREY VALONG SAID CURNE THROUGH A ERITRAL ANGLE OF 895327", AN ARC LENGTH OF 20:40 FEET. 2. ANGRH 893746" EAST, A DISTANCE OF 40.00 FEET. 3. SOUTH 607776" EAST, A DISTANCE OF 40.00 FEET. 4. ANGRH 894744" EAST, A DISTANCE OF 40.00 FEET. 4. ANGRH 894744" EAST, A DISTANCE OF 50.00 FEET. 4. ANGRH 894744" EAST, A DISTANCE OF 50.00 FEET. HENCE ALVING SAD EASTEAY BONDARY THE FOLLOWING FOUR (4) COURSES; 1, SOUTH DOVING EAST, A DISTANCE OF 112,927 EET.; 2, SOUTH SEQ27/6" WEST, A DISTANCE OF 1003.88 FEET.; 3, SOUTH 3457370" WEST, A DISTANCE OF 1023.88 FEET.; 4, SOUTH 1457670" WEST, A DISTANCE OF 198.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT Z, 88/38/THY CROSSAN, DOSTANCE OF 198.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT Z, know all Nen by these presents that the undersioned, being the owners of the property described as follows: THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT Z THE FOLLOWING (5) COURSES: PRIOCE ALONG SAD SOUTHERY SIGHT-GF-WAY THE FOLLOWING TWO (2) COMBESS. 1.NOPTH \$952'09" SEAT, ADSTAINE OF HORSE FEET TO THE BESTINNING OF A TAMOSHT CURVE CONCAVE. SOUTHWESTERS, HAMING A HANDIG OF 1,000 DEZT; 2.SOUTHWESTERS, HAMING A HANDIG OF 1,000 DEZT; AND THE STEELY ALONG SAD CURVE THROUGH A CONTRAL ANDE OF 90'06'37", AN ARC LENGTH OF 20.45 TEXT; HENCE ALONG SAID SOUTHERLY RIGHT-GF-WAY THE FOLLOWING TWO (2) COURSES. I KNORTHE-STREIN ALONG SAID CARPE, THROUGH A CENTRAL ANGLE OF 895327; AN ARC LEWITH OF \$3.66 FIET. ZNORTH #97350° EAST, A DISTANCE OF \$72.30 FEET TO A POINT OF CUSP. CONCAVE SOUTHE-ASTERLY HANGE A RANGE STOTA TO STREET, THE BADIUS POINT OF SAID CAPPE BEARS SOUTH 07235° EAST, AND TO THE MESTERLY BOUNDARY OF LOT 1; BLOCK 7 AS SHOWN ON SAID BRIGHTON CROSSING PLING NO. 2 BIT AMERICANIC. HAROCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 1734274" EAST, A DISTANCE OF 41,73 FEET TO SAID SOUTHERLY RIGHT-OF-WAY, AND THE REGIMENCE OF A NOT-TANGENT CHAPE CONCAVE SOUTHEASTERLY HANNG A RADIUS OF 58,70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89'42'44"; HENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES. SOUTHERSTEAL FACIS, A DISEASE OF 9.7.7 TEXT TO THE BEZIMMING OF A TANGENT CURRE CONCAVE SOUTHERSTEAL FALONG SAD CURVE THROUGH A CENTRAL ANGLE OF 972957", AN ARC LENGTH OF 69FEET, THENCE SOUTH 44TO 30"EAST, A DISTANCE 4210.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LONGS PEAK STREET IAS EPPICTED ON SAID BRIGHTON CROSSING FLING NO. 2, 8TH AMENDMENT, AND THE <u>POINT OF</u> ECONNING. EGAL DESCRIPTION: (SOUTH) 119(19) WEST, A DISTANCE OF 1897 FEET, 2500TH 1912897 EST, A DISTANCE OF 1905 SETET, 3500TH 1912897 EST, A DISTANCE OF 1905 SETET, ANORHM 0072010 WEST, A DISTANCE OF 1904 SETET, ANORHM 007269 WEST, A DISTANCE OF 124.22 FEET TO THE SOUTHWEST CORNER OF SAID BRIGHTON GROSSING FLING NO. 2, DATH AND/DOUGHT, INCE ALDNG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES, MARC LENGTH OF 20.40 FIRST ALDNG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°5723", AN ARC LENGTH OF 20.40 FIRST, NORTH 89'36'06" EAST, A DISTANCE OF 286.54 FEET TO THE EASTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT; <u>MAENCING</u> AT THE NORTHWEST CORNER OF SAID SECTION 2, WHENCE THE NORTH LINE OF SAID NORTHWEST KRITER BEARS NORTH 8919'55'EAST, A DISTANCE OF 2833,96 FEET, ALL BEARINGS HEREON ARE REFERENCED DETECTION AN AREA OF 33.248 UNITEDLY RIGHT-OF-MAX, NORTH 8873148" EAST, A DISTANCE OF 40,400 FEET IV MAY AND THE BEGUNNING OF A NON-TANGENT CURVE CONCAVE, SUMHEASTERLY FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°42'44" EAST; ACRES, (1,448,296 PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, T THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COU SHEET 1 OF 11 SQUARE FEET), MORE OR LESS. CENTRAL ANGLE OF 97'29'57", AN ARC LENGTH OF 69.44 TO THE POINT OF BEGINNING NO. 2, 6TH AMENDMENT THE 3 OWNER: MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL THE FOREGOING DEDICATION AND OWNERSHIP COUNTY OF STATE OF . OWNER: BRIGHTON CROSSING WITNESS MY HAND AND OFFICIAL SEAL THE FOREGOING DEDICATION AND OWNERSHIP COUNTY OF STATE OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7, A COLORADO SPECIAL DISTRICT BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY NAME EXPIRES NAME NOTARY PUBLIC NOTARY PUBLIC VICINITY MAP SS SS DISTRICT NO. 7, A COLORADO WAS ACKNOWLEDGED BEFORE ME THIS ACKNOWLEDGED BEFORE ME THIS 킕 E. 160TH AVE SIE. LONGS PEAK ST DAY OF DAY OF APRONY K PEALL ACCRACY LICENSE PROPESSIONAL LAND SUPECIOR P.L.S. 38638 FOR AN OWNER HALF OF ACTED COSSULTANTS, INC. 105 EM SEA MAY, SUITE 1 107 EM SEA MAY, SUITE 1 (200) 717—1897 THE TIO ALL OF THE LAND DIATIDE THE AND OFFEREY CERTRY THAT I HAVE EXAMED THE TIO ALL OF THE LAND DIATIDE THEORY AND THAT THE TO SUCH LANDS IS IN THE DEDICATORS FREE AND GLEAR OF ALL LEDS, TAKES, AND ENCURRENAYES, SUBJECT TO ALL MATTERS AS RELECTED IN SCHEDULE B-2 OF PROPERTY INFORMATION BROOFF ORDER NO. FREICTHE DATE OF SHEET 1 SHEET 2 SHEET 3 SHEET 11 MAYOR: GREGORY MILLS CITY COUNCIL APPROVAL: REGISTRATION NO. ATTORNEY'S CERTIFICATE: MOTEC ACCIDENCE TO COLORADO LAW, YOU MUST COMMENCE ARY LEGAL ACTUR BASED LIFON ANY DEEDT IN THIS SURFAY WHITH THEET FASA PATER YOU FIRST DISCONERS SUCH DEFECTS. IN NO EVENT MAY ANY AUTION BASED LIFON ANY DEFECT IN THIS SURVEY BE COMMENCED WORE THAN TEN YEARS FROM THE JOINE OF THE CAPTRIC ATTRICT. I, ANTHORY K. PELL. A DILY LUCKSED PROTESSIAM, LAND SURVEYOR, REGISTED IN THE STATE OF CLUSANDO ON BERNEY CERTEY HAT HERE ARE ON BOOK, PRELIXES, REGISTRANDIN OTHERS, OF CORRESPONDED IN THE STATE OF METAL OF THE PROPERTY IN THE PROPERTY OF PROPERTY OF SHAPE OF THE PROPERTY OF THE PROPERT SURVEYOR'S CERTIFICATE 2. ANY DIVISION OF AN EXISTING SUBDIVISION LOT, OR CONSTANCE OF A PART OF AN EXISTING SUBDIVISION LOT WORKERS THE CITY SUBDIVISION REQUESTING APPROVED BY THE CITY OF BRIGHTHON, OR 2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS APPROVED BY THE SUBDIVISION" AS APPROVED BY THE SUBDIVISION REGULATIONS. 1. ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE GTT. THE PURPOSE OF THIS AMERICANT IS TO AMORD ALL OF LOT 7, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 8, LOT 1, BLOCK 8, LOT 1, BLOCK 8, LOT 1, BLOCK 1, LOT 1 SHEET INDEX ATTORNEY AT LAW NOTICE IS HEREBY GIVEN: COVER SHEET GENERAL NOTES & TABLES OVERALL LAYOUT O LOT DETAILS LINE & CURVE TABLES TANTS, INC 300 Eart Mineral Ave, Smite 1 Littleton, Colorado 80122 Phone: (201) 713-1899 Fax: (203) 713-1897 www arrivocoustinats.com Drawn By: BAM CITY CLERK: NATALIE HOEL PREPARATION: 08-21-2019 Š

SHEET 1 OF 11

# BRIGHTON CROSSING FILING NO. 8THAMENDMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP I SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 11

# GENERAL NOTES:

1. ANY PERSON WHO KNOWNGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18—4—508, C.R.S.

2. THIS SUPEY, BELES ON LAND THE GLARANTE COMPANY REPRESENTING CLD REPUBLIC NATIONAL THE INSTANCE COMPANY PROPERTY INFORMATION BROBED ROOFS NO. PROPERTY INFORMATION AND THE SELECT MASS NAME BY AFTEC CONSULTANTS, INC. TO DETERMINE OWNERSHY, EASE-BORY, OR OTHER MATTERS OF RECORDS.

3. BASS OF BEARRIO A PORTINA OF THE NORTH MEET OF THE NORTHEST CHARTES OF SCENDIN OF TOWNSHIP I SOUTH, WANGE OF MEET OF THE SYNTH PRICEPLAL MERDIMAN, BRIDE MOUNDANTS DAT THE WEST BOUNDARY CONNER OF SAUD SCENDIN 2, TOWNSHIP I SOUTH, RANGE OF WEST OF THE SYNTH PRIVATE CONNER OF SCENDIN 2, THE MEET CHARTE CONNER OF SCENDIN 2, THE MEET ALL MALLAND OF IN RANGE BOX AND AT THE KEST DON (NORTH OLARRICPAL MEET) AND THE MEET CONNER OF SCENDIN 2, THE MEET ALL MANUAL CAP AND ASSIMED TO BEAR NORTH 85/19/55."

4, THE SIMPRECED PROPERTY SHOWN RETERN LESS WITHIN OTHER MENS, TADOO JONE "X", AREAS DETERMINED TO BE OUTSIER THE O.S. ANNALL CHARGE ELOCADIMAN BET REDEAU, EMERGENCY MANAGENET ACKINET ACKINE

S. ALL IEDICATIONS AND GRANTS MADE TO THE CITY OF BRIGHTON ARE SUBJECT TO THE TENSE, COMMITIONS, AND RESTRICTIONS OF THE AMEXIATION AGREEMENT AND ALL THE AMEXIMPORTS THERETO AS EXPRESSED BY THE INSTRUMENTS RECORDED AFRIL 13, 1987 IN BOOK 3301 AT PACE 989, NOVEMERS 14, 1994 IN BOOK 4523 AT PACE 208, LAYDEMED 20, 1989 IN BOOK 4520 AT PACE 259, LAUTE 1; 1989 IN BOOK 4776 AT PACE 140, AND NOVEMERS 21, 1997 IN BOOK 5183 AT PACE 219 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS CREATE.

6. APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24. COLORADO REVISED STATUTES AS AMENIED

7. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SUPPEY PLAT ARE U.S. SUPVEY FEET, EMACTLY ACCIDIONG TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

8. THIS PHA'T IS SUBLICT TO THAT SPEER CANAL EASEMENT RECORDED IN BOOK 87 AT PAGES 187 & 188 ALONG WITH THAT GAS PPELINE RIGHT OF WAY UNDER THE SPEER CANAL AS DESCRIBED IN BOOK 362 AT PAGE 292 IN SAID RECORDS.

9. THIS PLAT IS SUBJECT TO THAT MASTER UTILITY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. CO355284 IN SAID RECORDS. THIS PLAT IS SUBJECT TO THAT SEEPAGE EASEMENT AGREENENT RECORDED UNDER RECEPTION NO. 2016000045409 IN SAID RECORDS.

11. THIS PLAT SUPERCEDES AND REPLACES THE BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT SUBDIVISION PLAT FOR THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT.

12. THE DRAINACE/ACCESS EASEMENT IS FOR PURPOSES OF INSPECTION AND ASSURANCE OF COMPULANCE TO THE CITY OF BRIGHTON MUNCIPAL CODE. MANITHANCE, REPRAIR, AND LONG TERM FUNCTION OF THE DRAINAGE FACILITIES WILL BE THE ON-COING RESPONSIBILITY OF THE PROPERTY OWNER.

33.248 ACRES	ľ	TOTAL
5.554 ACRES	1	ROW
5.822 ACRES	12	TRACTS
2.199 ACRES	2	SUPER LOTS
19.673 ACRES	161	LOTS
ACRES	NUMBER	DESCRIPTION
VIV INRIE	SUBDIVISION DATA TABLE	SU

		TRACT SUM	TRACT SUMMARY TABLE	
TRACT	AREA (SQ.FT)	AREA (AC ±)	3SN	OWNED BY / MAINTAINED BY
TRACT QQ	2,723	0.063	<b>B</b> dWDSQNWT	BCMD7 <sup>1</sup> / BCMD7 <sup>1</sup>
TRACT SS	3,312	0.076	34#3SQNv7	BCMD7' / BCMD7'
TRACT IT	5,799	0.133	LANDSCAPE	BCMD7 <sup>1</sup> / BCMD7 <sup>1</sup>
TRACT UU	6,422	0.147	LANDSCAPE	BCMD71 / BCMD71
TRACT VV	6,952	0.160	LANDSCAPE	BCMD71 / BCMD71
TRACT WW	6,299	0.145	LANDSCAPE	BCMD71 / BCMD71
TRACT XX	3,818	0.088	LANDSCAPE	BCMD7 <sup>1</sup> / BCMD7 <sup>1</sup>
TRACT YY	2,404	0.055	LANDSCAPE	BCMD71 / BCMD71
TRACT ZZ	9,600	0.220	LANDSCAPE	BCMD7 / BCMD7
TRACT AAA	9,520	0.219	LANDSCAPE	BCMD71 / BCMD71
TRACT T	179,680	4.125	LANDSCAPE	BCMD7 <sup>1</sup> / BCMD7 <sup>1</sup> & SBDMD
TRACT Z	17,026	0.391	LANDSCAPE	BROOKFIELD RESIDENTIAL
TOTAL	253,555	5.822		

5.822

SIGMU = SOUTH RECEC DRAW METRO DISTRICT NO. 7

1 — BOADT - BREATION OFOSSING METRO DISTRICT NO. 7

1 — BOADT OR TITLE 32 METRO DISTRICT SERVING THE BRIGHTON CROSSING DEVELOPMENT.

# RESIDENTIAL / SINGLE FAMILY NOTES:

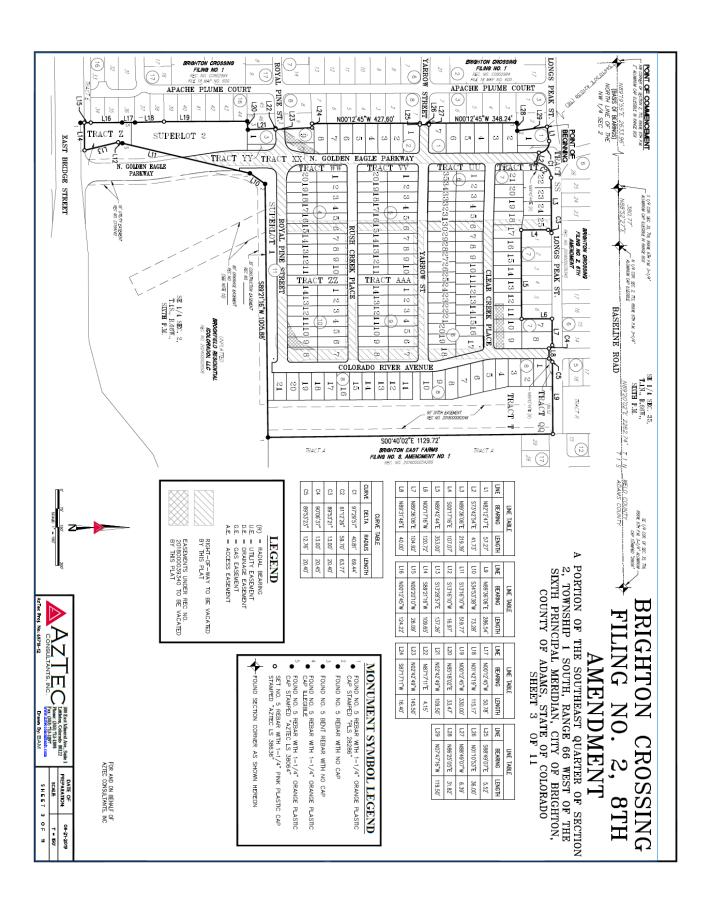
I A MON-COLLINE TEN (OD) AND THRETEN (IX) POOT MORE ASSEMBLY IS GRANTED AT RECEIPMEN AND PROFILE TRANSPORTED THE OWNER OF THE SECOND PROFILE TRANSPORTED THE OWNER OF THE SECOND PROFILE TRANSPORTED THE OWNER OWN

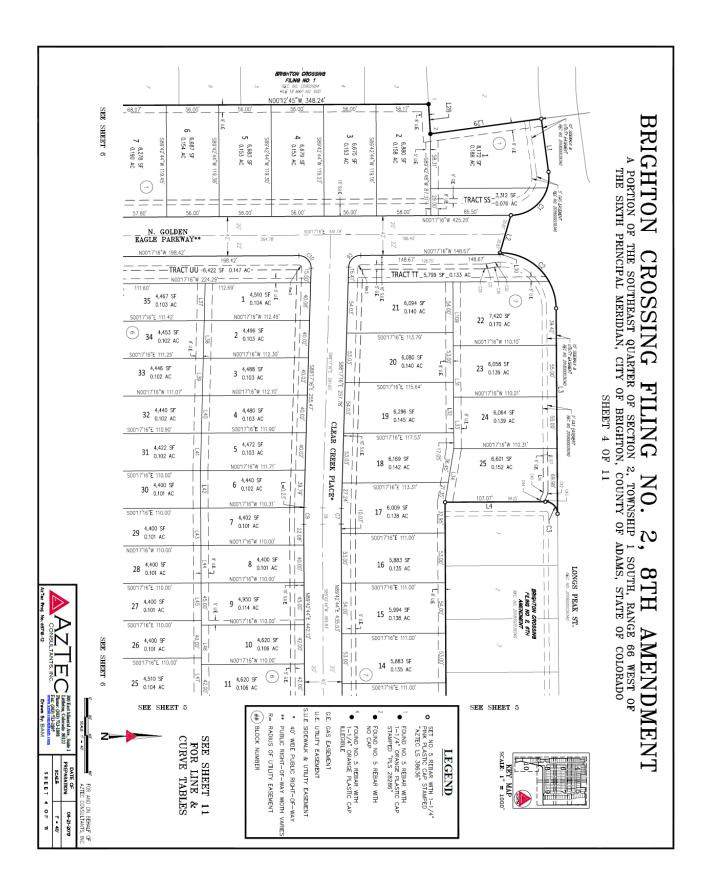
2. A NON-POLISHE RIFE (5) FOOT WISE GAS EARDENT IS GRANTED AT RECEPTION NO.

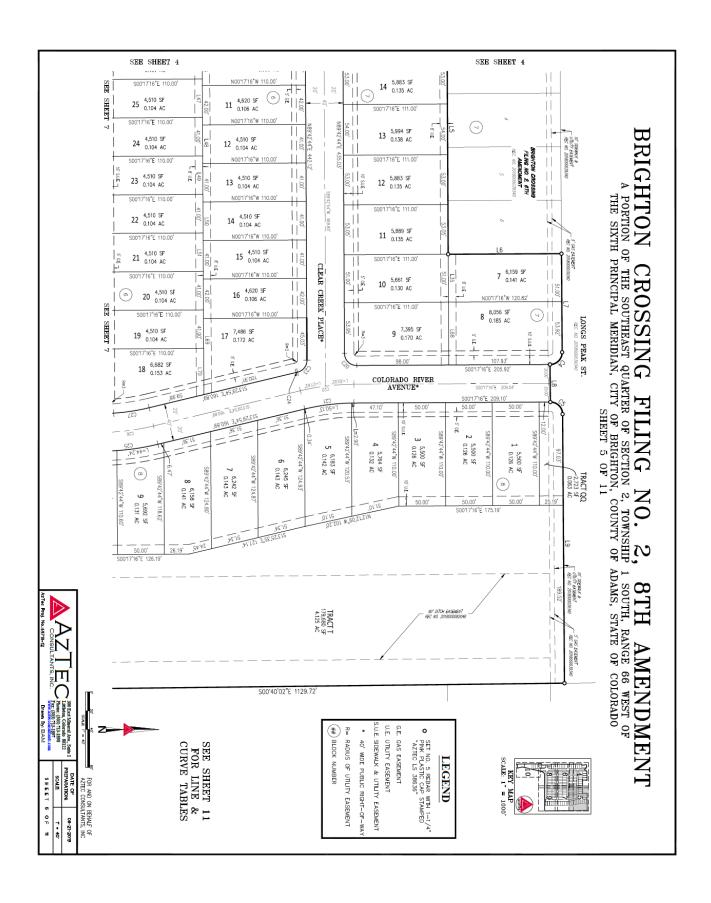
"ITHINES NATURING SANITATION SERVED LIKES AND WATER SERVICE LIKES SANIT IN REPORT TO CHOOS AT USESTAINTLY REPORT AVOLES. BUT IN NO ENENT SHALL OTHER STRUCTIBES BE ALLONED IN THE ABOVE ASSESSMENT AREA. CONFORTE DRIFFARMS ON DISEMBALS ARE PERMISSIBLE AS LONG AS THEY CHOOSS AT SUBSTAINTLY REPORT AVOLES. AND DO NOT EXCEED 32 FRET IN WIDTH.

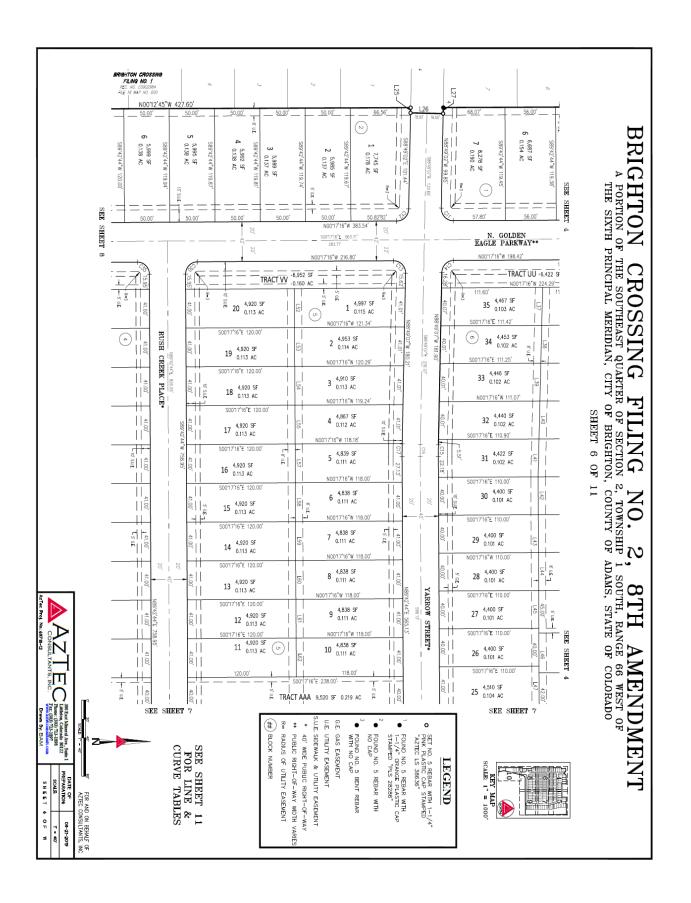
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

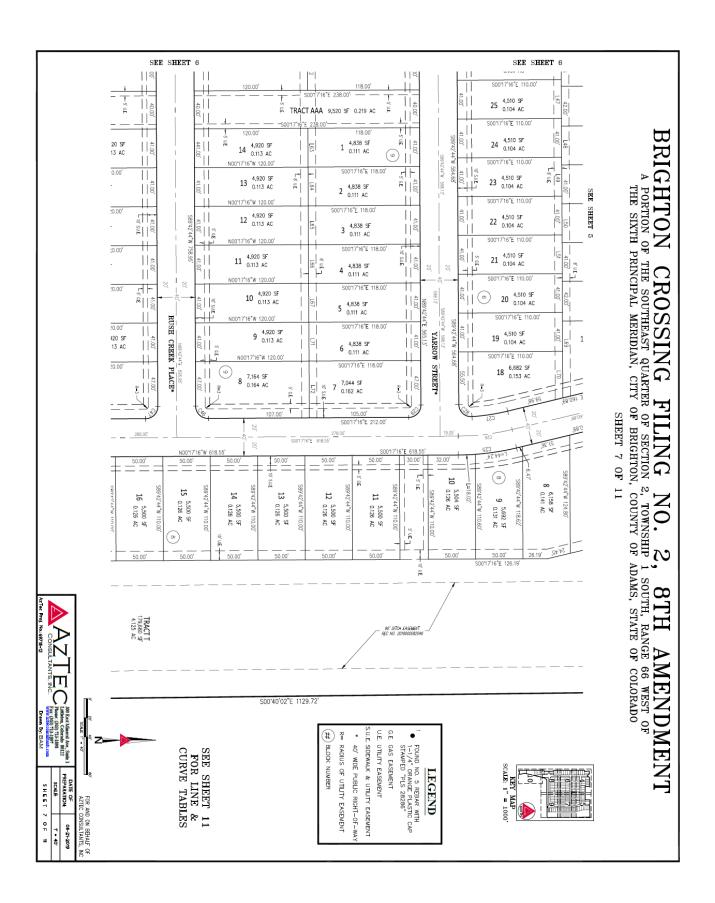
08-21-2019 N/A

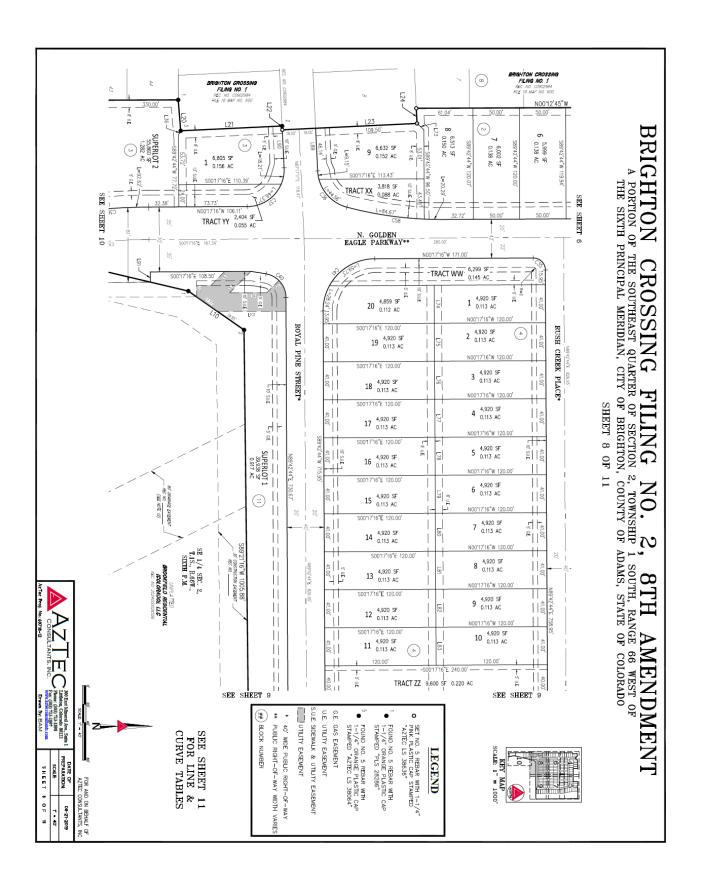


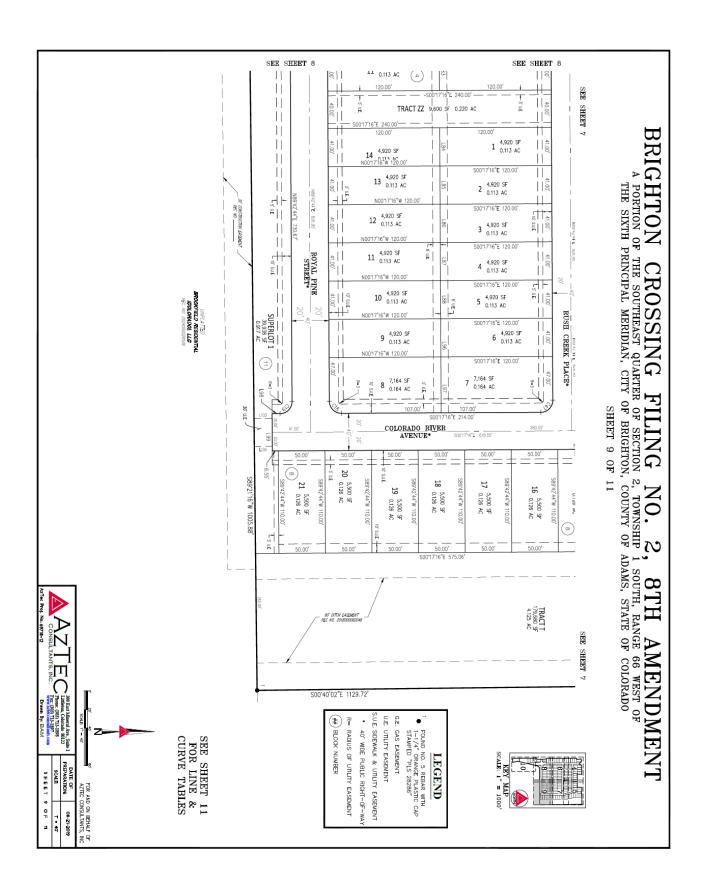


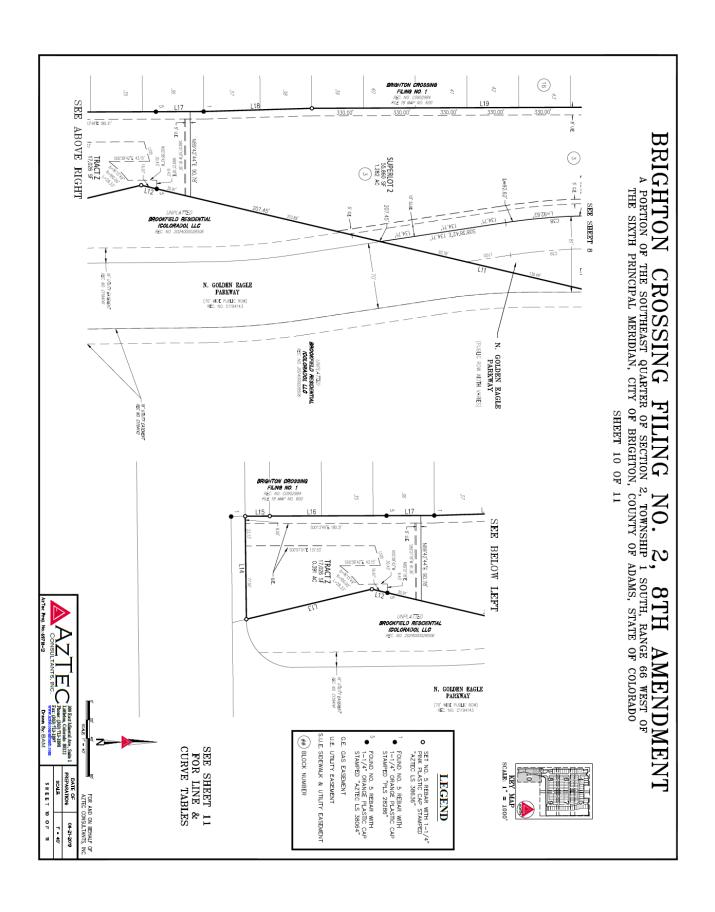












# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 11

_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	L28	L27	L26	L25	L24	L23	L22	L21	L20	L19	L18	L17	L16	L15	L14	L13	L12	Ξ	L10	L9	8	L7	16	5	۲4	ᄄ	2	
N07'47'16"W	N86"25"05"E	N88'49'07"W	N01"10"53"E	3,40,64,88S	S87'17'11"W	N02"42"49"W	3,11,21,28N	M,64,24,20N	N85"18"02"E	N0012'45"W	N01.42,18,,M	W*54,21,00N	N0012'45"W	S00'20'10"E	M.91,12,68S	3,25,82.51S	M,01,91,£1S	M,01,91,£1S	M_82,55.45S	M,90,9£,68S	3,84,15.68N	3,90,92.68N	M,91,21,00N	3,44,24.68N	300'17'16"E	3,90,95.68N	S73'42'54"E	
	31.82	6.39	36.00'	5.52'	16.40	145.50	4.15	109.50	33.47	330.00	115.17	50.78'	124.22	26.09	109.65	137.26	536.74	536.74	73.28	286.54	40.00	104.92	120.72	353.00	107.07	219.39	41.73	
-59	L58	L57	L56	L55	54	L53	L52	L51	L50	L49	L48	L47	L46	L45	L44	L43	42	L41	L40	L39	L38	L37	L36	L35	L34	L33	L32	
1	NB9'42'44"E	N89'42'44"E	NB9'36'06"E	N89'42'44"E	N89'42'44"E	N89'42'44"E	N89'42'44"E	N89'42'44"E	3,44,24.68N	N89'42'44"E	3,01,45.88S	3,01,45.88S	S88:34'10"E	3,01,4£.88S	3,01,45.88S	3,61,05,19S	N89'42'44"E	N80'42'22"W	W****,585.68S	S89'42'44"W								
41.00	41.00	41.00"	38.02*	41.00"	41.00	41.00	41.00	33.00*	33.00	33.00	33.00	34.00	35.00"	40.00	40.00	40.00	40.00*	40.02*	40.02	40.02"	40.02	40.07	5.00	51.00	36.45	37.95	37.95	l
189	L88	L87	L86	L85	L84	L83	L82	L81	L80	L79	L78	L77	L76	L75	L74	L73	L72	L71	L70	L69	B97	L67	99T	L65	L64	L63	L62	
	N89"42"44"E	N89'42'44"E	N89'42'44"E	3,44,24.68N	N89'42'44"E	N89"42"44"E	3,77,27.68N	3,44,24.68N	N89"42"44"E	N89"42"44"E	N89"42"44"E	3,44,24.68N	N89"42"44"E	N89'42'44"E	3,44,24.68N	M_11,4L2+S	3,44,24.68N	3,44,24.68N	3,44,24.68N	3,47,74.68N	3,44,24.68N	3,44,24.68N	3,44,24.68N	3,44,24.68N	N89"42"44"E	3,44,24.68N	N89"42"44"E	
46.14	41.00	41.00"	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00'	9.98	60.00	41.00	49.15	32.00	66.95	41.00	41.00	41.00	41.00	41.00	41.00	

	TABLE 3NU			UNE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	HENGTH
197	3,44,24.68N	41.00	167	N89'42'43"E	11.00
L62	N89"42"44"E	41.00	L92	N4517'16"W	21.22'
L63	3,44,248N	41.00	£61	N45'17'16"W	32.53
L64	N89"42"44"E	41.00'	L94	S00"17"17"E	40.13
L65	N89*42*44*E	41.00	L95	S4517'16"E	18.39
166 1	N89'42'44"E	41.00'	L96	N89'42'44"E	41.00
L67	N89"42"44"E	41.00'	L97	N89'42'44"E	60.00
168	N89"42"44"E	66.95	L98	S00"17"16"E	8.50
L69	N89'42'44"E	32.00	L99	N89'42'44"E	40.00
L70	N89"42"44"E	49.15	L100	S08'38'42"E	47.71
L71	N89'42'44"E	41.00'	L101	S89'42'44"W	17.00
L72	N89'42'44"E	60.00	L102	S00"17"17"E	73.85
L73	S4277'11"W	9.98	L103	N0077'16"W	19.41
L74	N89"42"44"E	41.00'	L104	N0077'16"W	19.23*
L75	N89'42'44"E	41.00"	L105	S74'21'18"W	21.54
L76	N89"42"44"E	41.00			

LINE BEARING LENGTH L1 N82'12'47"E 57.27' LINE TABLE

L31 S89'42'44"W 38.95" LINE BEARING LENGTH LINE TABLE

0.36	12.82	500.00*	1"28"10"	C16
C35	12.31	480.00"	1"28"10"	C15
C34	20.09"	13.00	88'31'50"	C14
0.33	20.75*	13.00	91'28'10"	C13
C32	20.09"	13.00	88'31'50"	C12
031	20.75*	13.00	91'28'10"	C11
C30	20.87*	13.00	92'00'00*	C10
C29	18.15	520.00"	2'00'00"	8
C28	17.45	500.00*	2'00'00"	68
027	16.75	653.30"	1"28"10"	C7
C26	19.97	13.00	88'00'00"	66
C25	20.39"	13.00	89"53"15"	C5
C24	20.45	13.00	90'06'37"	C4
C23	20.40*	13.00	89"53"21"	C3
C22	93.66"	59.70"	89'53'23"	62
C21	69.44	40.81	97"29"57"	C1
CURV	ENGTH	RADIUS	DELTA	CURVE

C18 90°00′00° 13.00′ 20.42′ C19 90°00′00° 13.00′ 20.42′ C20 90°00′00° 13.00′ 20.42′ C17 1'28'10" 520.00' 13.34'

C38 871'25" 635.00' 92.62' C39 871'25" 600.00' 87.51' C40 79724'19" 26.00' 36.03' C37 92"29"58" 40.00" 64.58"

1172601\*\* 49.70' 9.95' 1172601\* 55.50' 11.11' 1172601\*\* 44.70' 8.95' 90'00'00' 13.00' 20.42' 72724'29\* 42.50' 53.71'

11'28'01" 50.50' 10.11"

	CURVE TABLE	TABLE		
URVE	DELTA	RADIUS	LENGTH	CUR
C21	13'12'38"	230.00	53.03	C4
C22	6'19'50"	250.00	27.62	04
C23	77'08'54"	13.00	17.50	C4
C24	0"21"32"	270.00	1.69	04
C25	13'12'38"	270.00	62.25	Q.
C26	13'12'38"	250.00	57.64	C4
C27	9'31'28"	230.00	38.23*	24
C28	93*41*10"	13.00'	21.26	
C29	90'00'00"	13.00	20.42	
C30	90'00'00"	13.00	20.42	
27		1		

CURVE TABLE

CURVE DELTA C41 90700'00" C42 2829'52" C43 1571'15" C44 17745'34" C44 17745'34" C46 8959'59"	CURVE TABLE	
	RADIUS	IUS LENGTH
	56.00	00' 87.96
	2" 14.50	i0' 7.21
	20.50	50' 5.43
	1" 25.50°	50' 7.93'
	2" 9.50'	0' 4.73'
	13.00	20.42
	-	13.00' 20.42'

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AzTec Proj. No::69718-12		
718-12	ZTE(	
	TS. INC.	
Drawn By: BAM	300 East Mineral Are, Suit Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 Www.articconsultants.com	
BAM	Afineral Ave., Suit Colorado 80122 03) 713-1898 0713-1897 consultants.com	

 SCALE	DATE OF PREPARATION	AZTEC -
N/A	08-21-2019	AZTEC CONSULTANTS, INC

SHEET 11 OF 11

FOR AND ON BEHALF OF

# EXHIBIT C DEVELOPMENT AGREEMENT AMENDMENT

(The document starts on the next page.)