

RESOLUTION NO. 2024-102

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 8TH 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 8th Amendment Final Plat, attached hereto as Exhibit B (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

WHEREAS, 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) 18th 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 6th 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:

Section 1. The Brighton Crossing Filing No. 2 8th Amendment Final Plat, attached hereto as Exhibit B, is hereby approved.

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

Section 3. The Mayor is hereby authorized to execute the Final Plat and Development Agreement for the Brighton Crossing Filing No. 2 8th 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, YAMPA 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. 201800039340, 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 PRINCIPAL MERIDIAN, 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 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 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 FEET;

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 FEET;
2. NORTH 89°36'06" EAST, A DISTANCE OF 219.39 FEET TO A POINT OF CUSP, CONCAVE SOUTHEASTERLY HAVING 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 00°17'16" EAST, A DISTANCE OF 107.07 FEET;
4. NORTH 89°42'44" EAST, A DISTANCE OF 353.00 FEET;
5. NORTH 00°17'16" 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;
4. SOUTH 13°16'10" 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;
2. SOUTH 13°28'57" EAST, A DISTANCE OF 137.26 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°12'45" WEST, A DISTANCE OF 124.22 FEET TO THE SOUTHWEST CORNER OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH 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 115.17 FEET;
3. NORTH 00°12'45" WEST, A DISTANCE OF 330.00 FEET;
4. NORTH 85°18'02" EAST, A DISTANCE OF 33.47 FEET;
5. NORTH 02°42'49" WEST, A DISTANCE OF 109.50 FEET;
6. NORTH 87°17'11" EAST, A DISTANCE OF 4.15 FEET;
7. NORTH 02°42'49" WEST, A DISTANCE OF 145.50 FEET;
8. SOUTH 87°17'11" WEST, A DISTANCE OF 16.40 FEET;
9. NORTH 00°12'45" WEST, A DISTANCE OF 427.60 FEET;
10. SOUTH 88°49'07" EAST, A DISTANCE OF 5.52 FEET;
11. NORTH 01°10'53" EAST, A DISTANCE OF 36.00 FEET;
12. NORTH 88°49'07" WEST, A DISTANCE OF 6.39 FEET;
13. NORTH 00°12'45" WEST, A DISTANCE OF 348.24 FEET;
14. NORTH 86°25'05" EAST, A DISTANCE OF 31.82 FEET;
15. NORTH 07°47'16" WEST, A DISTANCE OF 119.50 FEET TO THE POINT OF BEGINNING;

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

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 2 OF 11

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY CORNERS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-61-504, C.R.S.
2. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION SURVEY ORDER NO. PD000344142145019 EFFECTIVE DATE OF SURVEY 07/21/2017. THIS SURVEY IS BEING SUBMITTED BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.
3. BASES OF BEARING: A PORTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN) OF SECTION 2, T1N, R66W BY A 3 1/4" ELEPHANT ALUMINUM CAP AND ASSUMED TO BEAR NORTH 89°19'50" EAST, A DISTANCE OF 263.536 FEET.
4. THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN OTHER AREAS, FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.00 ANNUAL CHANCE FLOODING, BEING FEDERAL EVIDENCE MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 13050C0210A, BEING THE NATIONAL FLOOD INSURANCE PROGRAM OF FLOOD ZONE CLASSIFICATION IS DERIVED BY SCALED MAP LOCATION AND GRAPHIC FLOODING ONLY.
5. ALL DESIGNATIONS AND GRANTS MADE TO THE CITY OF BRIGHTON ARE SUBJECT TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THE ANNEXATION AGREEMENT AND ALL THE AMENDMENTS HERETO AS ENFORCED BY THE CITY OF BRIGHTON. THE ANNEXATION AGREEMENT IS RECORDED IN BOOK 4633 AT PAGE 308, NOVEMBER 20, 1980 IN BOOK 4630 AT PAGE 365, JUNE 19, 1998 IN BOOK 4776 AT PAGE 140, AND NOVEMBER 21, 1997 IN BOOK 5163 AT PAGE 219 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDS'S OFFICE.
6. CONVEYANCE OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 38, C.R.S. 38-61-106. "ALL LINEAL UNITS DERIVED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37072 U.S. SURVEY FEET, EXCEPT ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
8. THIS PLAT IS SUBJECT TO THAT SPEED CANAL EASEMENT RECORDED IN BOOK 87 AT PAGES 167 & 168 ALONG WITH THAT GAS PRELINE RIGHT OF WAY UNDER THE SPEED 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. 0035589 IN SAID RECORDS.
10. THIS PLAT IS SUBJECT TO THAT SEWAGE EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 0035589 IN SAID RECORDS.
11. THIS PLAT SUPERSEDES AND REPLACES THE BRIGHTON CROSSING PLING NO. 2, 6TH AMENDMENT SUBMISSION PLAT FOR THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT.
12. THE DRAINAGE/ACCESS EASEMENT IS FOR PURPOSES OF INSPECTION AND ASSURANCE OF COMPLIANCE TO THE CITY OF BRIGHTON MUNICIPAL CODE MAINTENANCE, REPAIR, AND LONG TERM FUNCTION OF THE DRAINAGE FACILITIES WILL BE THE ON-GOING RESPONSIBILITY OF THE PROPERTY OWNER.

RESIDENTIAL / SINGLE FAMILY NOTES:

1. A NON-EXCLUSIVE TEN (10) AND THEREON (13) FOOT WIDE EASEMENT IS GRANTED AT RECEPTION NO. 0035589 IN SAID RECORDS FOR THE USE OF ELECTRIC, TELEPHONE, CABLE, TELEVISION, RECREATION SERVICES AND POSTAL FACILITIES. OTHER UTILITIES ARE NOT TO BE LOCATED WITHIN THE EASEMENT. THE EASEMENT SHALL BE 10 FEET WIDE AT ALL POINTS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT. THE EASEMENT SHALL BE 10 FEET WIDE AT ALL POINTS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT. THE EASEMENT SHALL BE 10 FEET WIDE AT ALL POINTS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT.
2. A NON-EXCLUSIVE FIVE (5) FOOT WIDE GAS EASEMENT IS GRANTED AT RECEPTION NO. 0035589 IN SAID RECORDS FOR THE USE OF GAS. THE EASEMENT SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT. THE EASEMENT SHALL BE 5 FEET WIDE AT ALL POINTS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT. THE EASEMENT SHALL BE 5 FEET WIDE AT ALL POINTS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL EXCEED THE CROSS-SECTIONAL AREA OF THE EASEMENT.

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

TRACT SUMMARY TABLE			
TRACT	AREA (SQFT)	AREA (AC ±)	USE
TRACT 08	2,222	0.061	LANDSCAPE
TRACT 55	3,212	0.076	LANDSCAPE
TRACT 77	5,799	0.133	LANDSCAPE
TRACT 30	6,422	0.147	LANDSCAPE
TRACT 34	6,832	0.160	LANDSCAPE
TRACT 36	6,339	0.145	LANDSCAPE
TRACT 38	3,816	0.088	LANDSCAPE
TRACT 39	2,464	0.055	LANDSCAPE
TRACT 42	9,600	0.220	LANDSCAPE
TRACT 44A	9,520	0.219	LANDSCAPE
TRACT 1	179,680	4.125	LANDSCAPE
TRACT 2	17,026	0.391	LANDSCAPE
TOTAL	263,536	6.022	BROOKFIELD RESIDENTIAL

SHOWN = SOUTH BREEZING DRIVE WETLAND DISTRICT
1 - BOUND OF TITLE 32 METRO DISTRICT SERVING THE BRIGHTON CROSSING DEVELOPMENT



AZTEC
CONSULTANTS, INC.

180 East General Ave., Suite 110
Brighton, Colorado 80601
Phone: (303) 731-3888
FAX: (303) 731-3897
www.aztecinc.com

DATE OF PREPARATION: 08-21-2019
SCALE: N/A
SHEET 2 OF 11

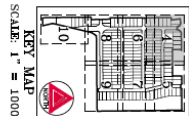
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

Drawn By: BAW

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 4 OF 11



- ### LEGEND
- SET NO. 3 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 58656"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
 - FOUND NO. 5 REBAR WITH NO CAP
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP LIEBLE
 - E. GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.U.E. SIDEWALK & UTILITY EASEMENT
 - * 40' WIDE PUBLIC RIGHT-OF-WAY
 - ** PUBLIC RIGHT-OF-WAY WIDTH VARIES
 - R= RADIUS OF UTILITY EASEMENT
 - # BLOCK NUMBER

SEE SHEET 11
FOR LINE &
CURVE TABLES

AZTEC
CONSULTANTS, INC.

300 East General Ave., Suite 1
Brighton, Colorado 80122
Phone: (303) 713-1877
Fax: (303) 713-1877
Drawn by: BAM

DATE OF PREPARED: 08-21-2019
SCALE: T = 40'
SHEET 4 OF 11

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 5 OF 11



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

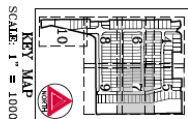
SHEET 6 OF 11



BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

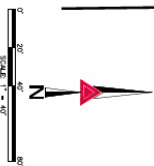
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11



LEGEND	
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
+ 40'	WIDE PUBLIC RIGHT-OF-WAY
R=	RADIUS OF UTILITY EASEMENT
#	BLOCK NUMBER

SEE SHEET 11
FOR LINE &
CURVE TABLES



AZTEC
CONSULTANTS, INC.

300 East 10th Ave, Suite 1
Denver, CO 80202
Tel: (303) 733-8971
Fax: (303) 733-8972
Drawn By: BAM

DATE OF PREPARATION: 04-21-2019

SCALE: T = 40'

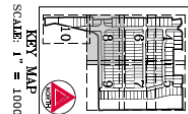
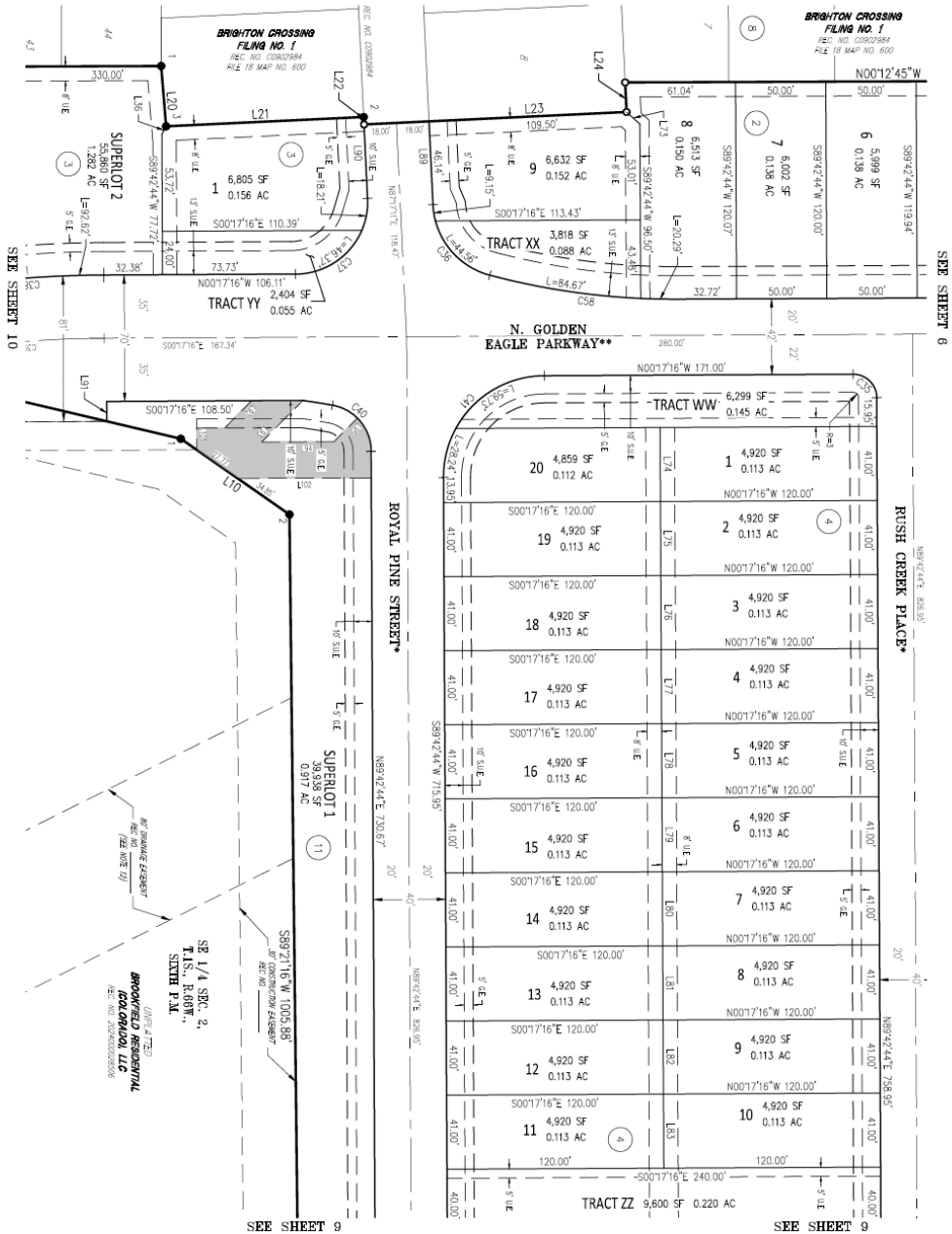
SHEET 7 OF 11

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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 8 OF 11



LEGEND	
○	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "FLS 26269"
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
○	GAS EASEMENT
○	UTILITY EASEMENT
○	SUE SIDEWALK & UTILITY EASEMENT
○	40' WIDE PUBLIC RIGHT-OF-WAY
○	PUBLIC RIGHT-OF-WAY WIDTH VARIES
○	BLOCK NUMBER

SEE SHEET 11
FOR LINE &
CURVE TABLES

AZTEC
CONSULTANTS, INC.

300 East Island Ave., Suite 1
Littleton, Colorado 80122
Tel: (303) 713-8877
Fax: (303) 713-8877
www.aztecinc.com

DATE OF PREPARATION: 04-21-2019
SCALE: T = 40'
SHEET 8 OF 11

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

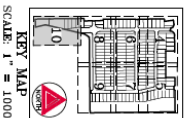
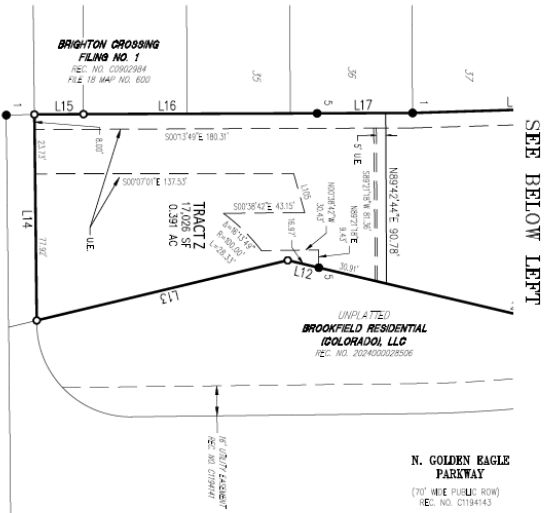
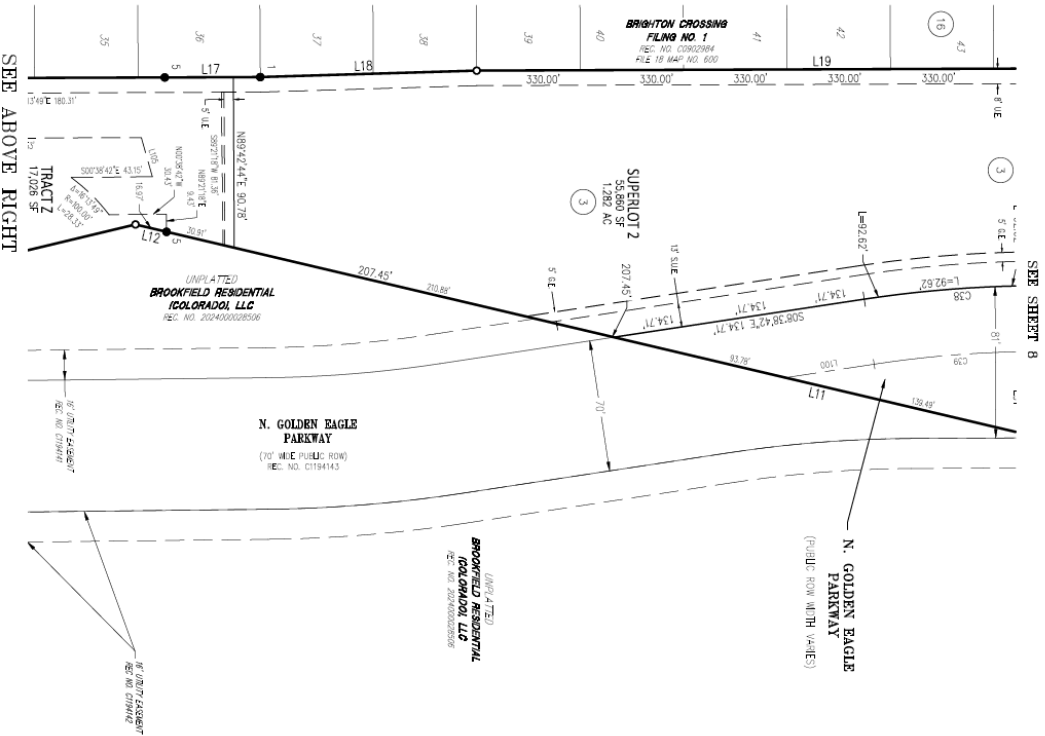
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 11



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 10 OF 11



- LEGEND**
- SET NO. 3 REBAR WITH 1-1/4" DIA. LASTING STAMPED "AZTEC LS 380636"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALS 28286"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
 - G.E. GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.U.E. SIDEWALK & UTILITY EASEMENT
 - BLOCK NUMBER

SEE SHEET 11
FOR LINE &
CURVE TABLES

AZTEC CONSULTANTS, INC.
300 East Walnut Ave., Suite 1
Littleton, Colorado 80120
Phone: (303) 715-8888
Fax: (303) 715-8777
Email: info@aztecinc.com
Drawn By: ELM

DATE OF PREPARATION
04-23-2019

SCALE
1" = 40'

SHEET NO. OF 11

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°14'E	57.27'
L2	S73°25'4"E	41.73'
L3	N89°38'0"E	219.39'
L4	S00°17'E	107.07'
L5	N89°24'4"E	353.00'
L6	N00°16'W	120.72'
L7	N89°30'0"E	104.42'
L8	N89°31'40"E	40.00'
L9	S89°38'0"W	286.54'
L10	S34°53'38"W	73.28'
L11	S13°16'10"W	536.74'
L12	S13°16'10"W	536.74'
L13	S13°28'57"E	137.26'
L14	S89°21'6"W	109.65'
L15	S02°21'0"E	26.00'
L16	N00°21'45"W	124.22'
L17	N01°21'45"W	50.78'
L18	N01°42'19"W	115.17'
L19	N01°21'45"W	330.00'
L20	N85°16'02"E	33.47'
L21	N02°42'48"W	109.50'
L22	N87°11'E	41.5'
L23	N02°42'48"W	145.50'
L24	S87°11'W	16.40'
L25	S88°49'07"E	5.50'
L26	N01°03'5"E	36.00'
L27	N88°49'07"W	8.39'
L28	N88°25'03"E	31.62'
L29	N07°47'16"W	119.50'
L30	S89°42'44"W	21.00'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N89°42'44"E	41.00'
L32	N89°42'44"E	41.00'
L33	N89°42'44"E	41.00'
L34	N89°42'22'W	36.45'
L35	N89°42'44"E	51.00'
L36	S61°50'19'E	5.00'
L37	S88°34'10'E	40.00'
L38	S89°34'10'E	40.00'
L39	S89°34'10'E	40.00'
L40	S89°34'10'E	40.00'
L41	S89°34'10'E	40.00'
L42	N89°42'44"E	40.00'
L43	N89°42'44"E	40.00'
L44	N89°42'44"E	40.00'
L45	N89°42'44"E	40.00'
L46	N89°42'44"E	35.00'
L47	N89°42'44"E	34.00'
L48	N89°42'44"E	33.00'
L49	N89°42'44"E	33.00'
L50	N89°42'44"E	33.00'
L51	N89°42'44"E	33.00'
L52	N89°42'44"E	41.00'
L53	N89°42'44"E	41.00'
L54	N89°42'44"E	41.00'
L55	N89°42'44"E	41.00'
L56	N89°36'08"E	36.00'
L57	N89°42'44"E	41.00'
L58	N89°42'44"E	41.00'
L59	N89°42'44"E	41.00'
L60	N89°42'44"E	41.00'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N89°42'44"E	41.00'
L62	N89°42'44"E	41.00'
L63	N89°42'44"E	41.00'
L64	N89°42'22'W	36.45'
L65	N89°42'44"E	41.00'
L66	N89°42'44"E	41.00'
L67	N89°42'44"E	41.00'
L68	N89°42'44"E	66.65'
L69	N89°42'44"E	32.00'
L70	S89°34'10'E	49.15'
L71	N89°42'44"E	41.00'
L72	N89°42'44"E	60.00'
L73	S42°17'11"W	9.86'
L74	N89°42'44"E	41.00'
L75	N89°42'44"E	41.00'
L76	N89°42'44"E	41.00'
L77	N89°42'44"E	41.00'
L78	N89°42'44"E	41.00'
L79	N89°42'44"E	41.00'
L80	N89°42'44"E	41.00'
L81	N89°42'44"E	41.00'
L82	N89°42'44"E	41.00'
L83	N89°42'44"E	41.00'
L84	N89°42'44"E	41.00'
L85	N89°42'44"E	41.00'
L86	N89°42'44"E	41.00'
L87	N89°42'44"E	41.00'
L88	N89°42'44"E	41.00'
L89	S87°10'27"W	46.14'
L90	N87°11'E	40.50'

LINE TABLE		
LINE	BEARING	LENGTH
L91	N89°42'45"E	11.00'
L92	N45°17'16"W	21.22'
L93	N45°17'16"W	32.53'
L94	S00°17'17"E	40.13'
L95	S45°17'16"E	18.39'
L96	N89°42'44"E	41.00'
L97	N89°42'44"E	60.00'
L98	S00°17'16"E	8.50'
L99	N89°42'44"E	40.00'
L100	S08°38'42"E	47.71'
L101	S89°42'44"W	17.00'
L102	S00°17'17"E	73.85'
L103	N00°17'16"W	19.41'
L104	N00°17'16"W	19.23'
L105	S74°21'18"W	21.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	97°29'59"	40.81'	69.44'
C2	89°53'25"	59.79'	93.66'
C3	89°53'29"	13.00'	20.40'
C4	90°08'37"	13.00'	20.45'
C5	89°53'15"	13.00'	20.39'
C6	88°00'00"	13.00'	19.97'
C7	1°28'10"	653.30'	16.75'
C8	2°00'00"	500.00'	17.45'
C9	2°00'00"	520.00'	18.15'
C10	92°00'00"	13.00'	20.87'
C11	91°28'10"	13.00'	20.75'
C12	88°31'50"	13.00'	20.09'
C13	1°28'10"	520.00'	13.34'
C14	88°31'50"	13.00'	20.09'
C15	1°28'10"	460.00'	12.31'
C16	1°28'10"	500.00'	12.82'
C17	1°28'10"	520.00'	13.34'
C18	90°00'00"	13.00'	20.42'
C19	90°00'00"	13.00'	20.42'
C20	90°00'00"	13.00'	20.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	13°21'38"	230.00'	53.03'
C22	61°9'50"	250.00'	27.62'
C23	77°08'54"	13.00'	17.50'
C24	0°21'32"	270.00'	1.69'
C25	13°21'38"	270.00'	62.25'
C26	13°21'38"	250.00'	57.64'
C27	9°31'28"	230.00'	38.25'
C28	9°41'10"	13.00'	21.26'
C29	90°00'00"	13.00'	20.42'
C30	90°00'00"	13.00'	20.42'
C31	11°28'01"	50.50'	10.11'
C32	11°28'01"	49.70'	9.85'
C33	11°28'01"	55.50'	11.11'
C34	11°28'01"	44.70'	8.85'
C35	90°00'00"	13.00'	20.42'
C36	72°24'29"	42.50'	53.71'
C37	92°29'58"	40.00'	64.58'
C38	8°21'25"	635.00'	92.62'
C39	8°21'25"	600.00'	87.51'
C40	79°24'19"	26.00'	36.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	90°00'00"	56.00'	87.26'
C42	28°29'52"	14.50'	7.21'
C43	15°11'15"	20.50'	5.45'
C44	17°48'34"	25.50'	7.85'
C45	28°29'52"	9.50'	4.75'
C46	88°58'59"	13.00'	20.42'
C47	90°00'00"	13.00'	20.42'



AZTEC
CONSULTANTS, INC.

300 East Harvard Ave. Suite 1
Littleton, Colorado 80120
Phone: (303) 713-1888
Fax: (303) 713-1899
www.aztecconsultants.com

As-Per: Proj. No. 697-B-12
Drawn By: EAM

DATE OF PREPARATION: 04-27-2019

SCALE: N/A

SHEET 11 OF 11

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

EXHIBIT C
DEVELOPMENT AGREEMENT AMENDMENT

(The document starts on the next page.)