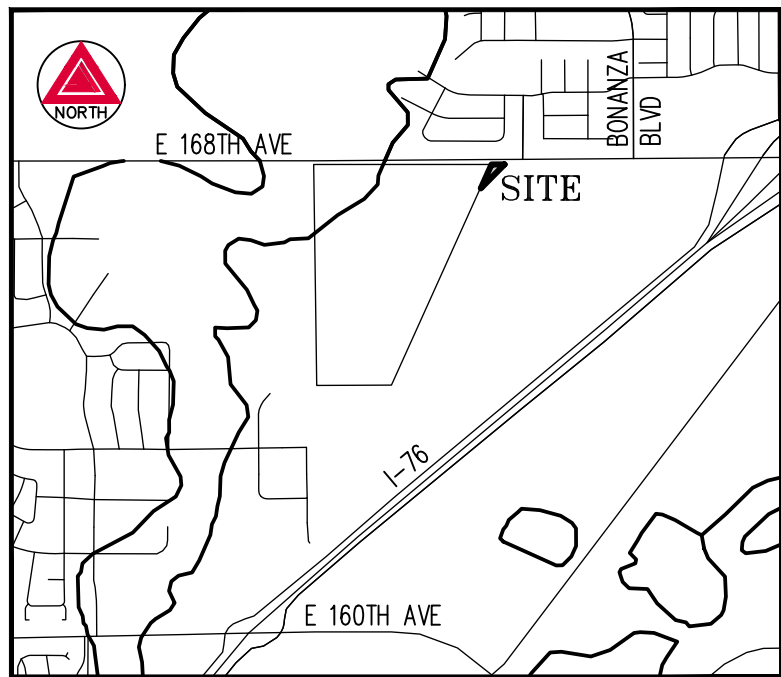


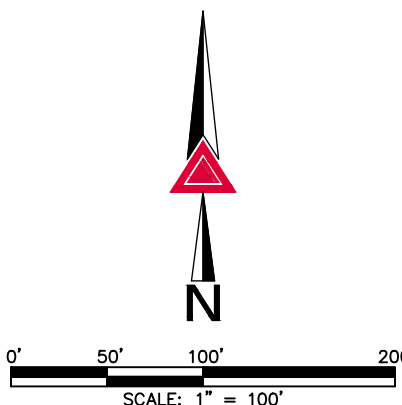
ZONE CHANGE MAP FOR NEFF REMAINDER PROPERTY

A PORTION OF THE NORTHWEST 1/4 SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 1



VICINITY MAP

SCALE 1" = 2000'



POINT OF COMMENCEMENT

CALCULATED POSITION
NW COR. SECTION 1, T1S, R66W, 6TH P.M.
FOUND 30" WITNESS CORNER BEING NO. 6
REBAR WITH 2" ALUM. CAP STAMPED "LS 18475"

S00°46'55"E
30.00'
FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP
STAMPED "30 FT WC LS 18475"

(BASIS OF BEARINGS)
NORTH LINE OF THE NW 1/4 OF SEC. 1
S89°59'07"W 2268.64'

EAST 168TH AVENUE (BASELINE ROAD)

30' (90' WIDE PUBLIC ROW)

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTH 1/4 SECTION 36, T1N, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4" ALUM. CAP
IN RANGE BOX STAMPED "LS 20699"

S89°56'32"W
397.29'

NORTH 1/4 CORNER SEC. 1, T1S,
R66W, 6TH P.M. FOUND NO. 6
REBAR WITH 3" ALUM. CAP IN
RANGE BOX STAMPED "LS 13155"

UNPLATTED

REC.# 2005000096790

NW 1/4 SEC. 1,
T.1S., R.66W., SIXTH P.M.

PARCEL CONTAINS
16,918 (SQ.FT.)
0.388 ACRES
MORE OR LESS
NEW ZONING
DESIGNATION:
OS (OPEN SPACE)

N24°28'02"E 272.95'
S45°03'44"W 351.87'

BLOCK 10
LOCHBUIE CENTER
REC.# 2019000006589

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 83°52'24" WEST, A DISTANCE OF 281.77 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LOCHBUIE CENTER, AS PLATTED UNDER RECEPTION NUMBER 2019000006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 45°03'44" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOCHBUIE CENTER, A DISTANCE OF 351.87 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005000096790 IN SAID RECORDS;

THENCE NORTH 24°26'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE (BASELINE ROAD);

THENCE NORTH 89°59'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.388 ACRES, (16,918 SQUARE FEET), MORE OR LESS.

OWNER

OWNER: CW-BLUE SKY, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

AS: _____

STATE OF COLORADO)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF CW-BLUE SKY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____.

WITNESS MY HAND AND OFFICIAL SEAL:


[S E A L]

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

SHAUN D. LEE, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

 AzTec Proj. No.: 54820-07	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: SDL	DATE OF PREPARATION:	10/12/2020
		SCALE:	1"=100'
		SHEET 1 OF 1	