

# INDIGO TRAILS FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF LOTS 1-9, BLOCK 20, LOTS 6-8, BLOCK 22,  
 LOTS 1-7 & 11-17, BLOCK 23, LOTS 1-6 & 11-12, BLOCK 24,  
 LOT 6, BLOCK 25, TRACTS S & T, RED CLOVER WAY & TREFOIL COURT, INDIGO TRAILS FILING NO. 1  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 4

**LEGAL DESCRIPTION:**

**PARCEL A:** LOTS 6 THROUGH 8, BLOCK 22, LOTS 1 THROUGH 7 & 11 THROUGH 17, BLOCK 23, LOTS 1 THROUGH 6 & 11 THROUGH 12, BLOCK 24, LOT 6, BLOCK 25, TRACTS S & T, RED CLOVER WAY & TREFOIL COURT, INDIGO TRAILS FILING NO. 1 RECEPTION NO. C0776734, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL B:** LOTS 1 THROUGH 9, BLOCK 20, INDIGO TRAILS FILING NO. 1 RECEPTION NO. C0776734, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**DEDICATION & ACKNOWLEDGEMENT:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF LOTS 1 THROUGH 9, BLOCK 20, LOTS 6 THROUGH 8, BLOCK 22, LOTS 1 THROUGH 7 & 11 THROUGH 17, BLOCK 23, LOTS 1 THROUGH 6 & 11 THROUGH 12, BLOCK 24, LOT 6, BLOCK 25, TRACTS S & T, RED CLOVER WAY & TREFOIL COURT, INDIGO TRAILS FILING NO. 1, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO HAVE LAID OUT AND PLATTED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF INDIGO TRAILS FILING NO. 1, AMENDMENT NO. 1, AND DO HEREBY GRANT TO THE CITY OF BRIGHTON, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE PERPETUAL RIGHT OF WAY, IN, OVER, UNDER, AND ACROSS THESE PUBLIC WAYS, EASEMENTS, ACCESSES, AND LANDS HEREON SHOWN AND DEDICATED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

RH INDIGO TRAILS, LLLP DBA INDIGO TRAILS, LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

BY: MICHAEL A. RICHARDSON, GENERAL PARTNER

STATE OF COLORADO }  
 COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D., BY MICHAEL A. RICHARDSON, GENERAL PARTNER OF RH INDIGO TRAILS, LLLP DBA INDIGO TRIALS, LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**COMMUNITY DEVELOPMENT DIRECTOR:**

THIS IS TO CERTIFY THAT THIS PLAT AMENDMENT WAS ACCEPTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF BRIGHTON ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 IN ACCORDANCE WITH SECTION 17-40-250. PLAT AMENDMENT OF THE BRIGHTON MUNICIPAL CODE.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**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 \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

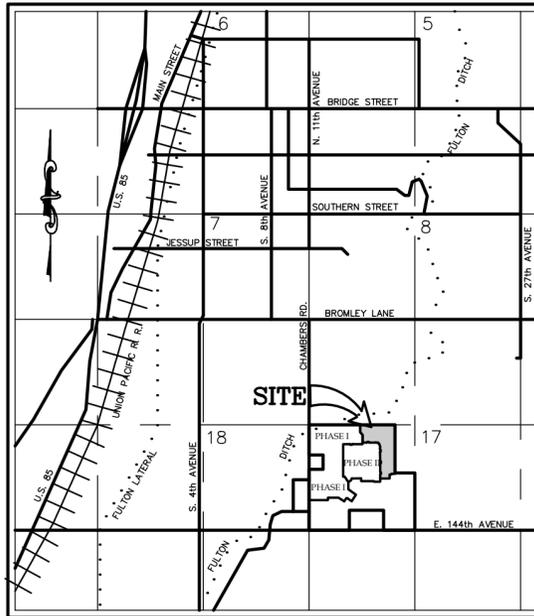
COUNTY CLERK & RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

FILE NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_



**VICINITY MAP**  
 SCALE: 1"=3,000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES, LINE & CURVE TABLES
3	PARCEL A FINAL PLAT
4	PARCEL B FINAL PLAT

**TITLE COMPANY'S CERTIFICATE:**

I, \_\_\_\_\_, A \_\_\_\_\_ REPRESENTING LAND TITLE GUARANTEE COMPANY CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION TO THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN AS SIGNERS ON THIS PLAT, AND THOSE SHOWN ON SCHEDULE B-2 OF COMMITMENT NO. ABB70418358.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

**SURVEYOR'S CERTIFICATE:**

I, JOHN E. KRATZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND.



JOHN E. KRATZ, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. No. 20142  
 FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC.

DATE: 04/18/14  
 REVISED: 04/29/15  
 JOB NO.: 14.53

200 W. HAMPDEN AVE., SUITE 200  
 ENGLEWOOD, COLORADO 80110  
 PH: 720.855.3859  
 FAX: 720.855.3860  
 CONTACT: JEFF FRENCH

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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 4

**GENERAL NOTES:**

1. BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°40'49" E, AND BEING MONUMENTED AS SHOWN HEREON.
2. EIGHT (8.0) FEET WIDE EASEMENTS, UNLESS OTHERWISE NOTED, ARE GRANTED AND LOCATED ALONG ALL REAR LOT LINES FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
3. TWELVE (12.0) FEET WIDE EASEMENTS, UNLESS OTHERWISE NOTED, ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION PLAT AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, TELECOMMUNICATIONS FACILITIES, SIDEWALKS AND NON-POTABLE WATER. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
4. THE RIGHT-OF-WAY CONNECTION TO INDIAN PAINTBRUSH WAS MOVED IN ORDER TO ACCOMMODATE CONSTRUCTION OF THE NEW DRAINAGE OUTFALL. THE TOTAL NUMBER OF REPLATTED LOTS IS 35.
5. THE DEVELOPER AND ALL SUBSEQUENT SELLERS OF A LOT OR LOTS (IMPROVED OR UNIMPROVED) SHALL INCLUDE A COPY OF THE PLAT NOTICES, A COPY OF THE COVENANTS AND A COPY OF THE LOT-SPECIFIC SOILS INVESTIGATION AS ATTACHMENTS TO AND INCORPORATED AS PARTS OF ALL SALES CONTRACTS FOR THE PURCHASE OR SALE OF ANY LOT(S) LOCATED WITHIN THE PROPERTY.
6. SALE OF LOTS SHALL NOT BE ALLOWED UNTIL PUBLIC IMPROVEMENTS ARE COMPLETED BY THE DEVELOPER OR FINANCIAL GUARANTEES ACCEPTABLE TO THE CITY HAVE BEEN PROVIDED BY THE DEVELOPER.
7. APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF THE TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.
8. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
9. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR OF RECORD TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
10. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL SUPERSEDE, AND CAUSE TO VACATE, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE FINAL PLAT OF INDIGO TRAILS FILING NO. 1 FOR ONLY THE LOTS, TRACTS, AND STREETS SPECIFICALLY DESCRIBED ABOVE THAT ARE BEING REPLATTED AS INDIGO TRAILS FILING NO. 1, AMENDMENT NO. 1.
11. A TEMPORARY HAMMERHEAD FOR FIRE TURNAROUND IS LOCATED WITHIN THE 22.5' UTILITY EASEMENT AND LOTS ON LOT 1, BLOCK 1 AND ON LOT 1, BLOCK 2. THE TEMPORARY HAMMERHEAD AND HAMMERHEAD EASEMENT SHALL EXTINGUISH AT THE TIME TREFOIL WAY IS EXTENDED NORTH TO CONNECT TO INDIAN PAINTBRUSH DRIVE WITH ANY FUTURE DEVELOPMENT.
12. BENCHMARK: THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, 3" ALUMINUM CAP MONUMENTED IN RANGE BOX, "PLS 29039-2001" ELEVATION = 5020.15

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.59'	15.00'	90°05'30"	N44°57'15"E	21.23'
C2	22.41'	15.00'	85°35'18"	N42°53'09"W	20.38'
C3	23.54'	15.00'	89°54'30"	S45°02'45"E	21.20'
C4	21.89'	15.00'	83°37'14"	N68°28'48"E	20.00'
C5	15.03'	15.00'	57°25'16"	N28°48'07"W	14.41'
C6	15.03'	15.00'	57°25'16"	S28°37'08"W	14.41'
C7	18.51'	15.00'	70°41'44"	S4°08'14"E	17.36'
C8	23.56'	15.00'	90°00'00"	S45°19'11"E	21.21'
C9	23.50'	15.00'	89°46'38"	N44°47'30"E	21.17'
C10	23.56'	15.00'	90°00'00"	S44°40'49"W	21.21'
C11	23.56'	15.00'	90°00'00"	N45°19'11"W	21.21'
C12	19.97'	15.00'	76°17'18"	S38°14'28"E	18.53'
C14	23.56'	15.00'	90°00'00"	S44°40'49"W	21.21'
C15	23.56'	15.00'	89°59'59"	S45°19'12"E	21.21'
C16	44.09'	28.00'	90°13'22"	N45°12'30"W	39.67'
C17	43.87'	28.00'	89°46'38"	S44°47'30"W	39.52'

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.97'	N89°40'49"E
L2	20.00'	N00°05'49"W
L3	120.08'	N89°40'49"E
L4	20.00'	S00°05'49"E
L5	14.03'	S89°40'49"W

DATE: 04/18/14  
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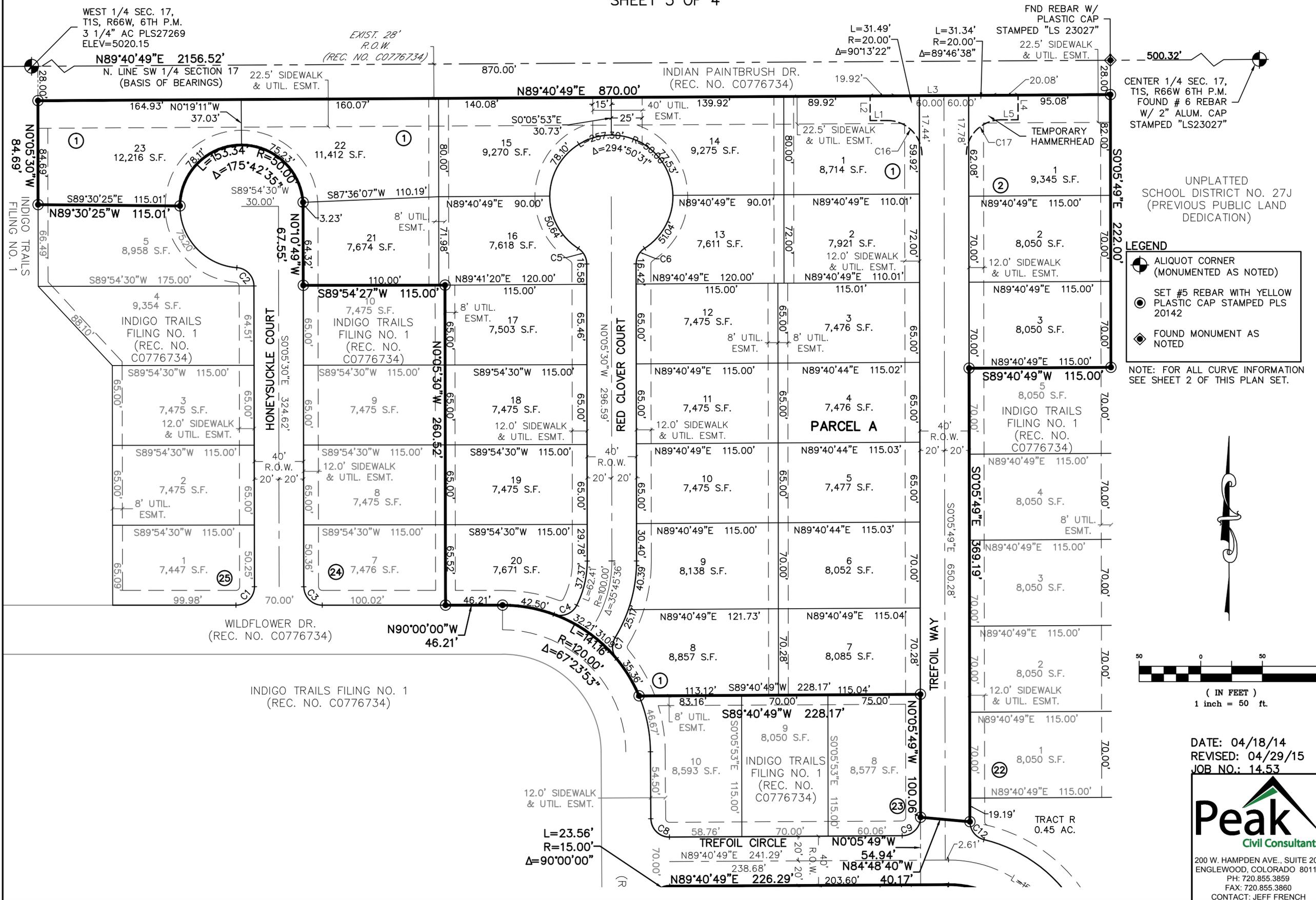


**Peak**  
Civil Consultants

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 SHEET 3 OF 4



WEST 1/4 SEC. 17,  
 T1S, R66W, 6TH P.M.  
 3 1/4" AC PLS 27269  
 ELEV=5020.15

EXIST. 28'  
 R.O.W.  
 (REC. NO. C0776734)

FND REBAR W/  
 PLASTIC CAP  
 STAMPED "LS 23027"  
 22.5' SIDEWALK  
 & UTIL. ESMT.

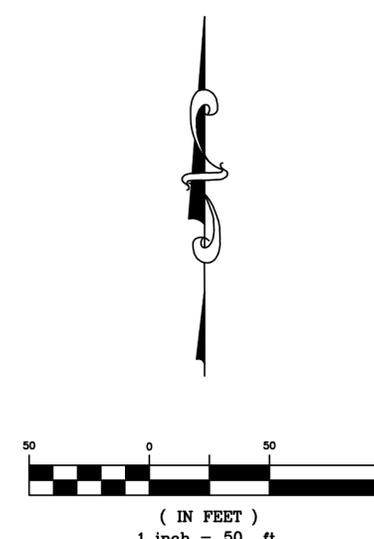
500.32'

CENTER 1/4 SEC. 17,  
 T1S, R66W 6TH P.M.  
 FOUND # 6 REBAR  
 W/ 2" ALUM. CAP  
 STAMPED "LS23027"

UNPLATTED  
 SCHOOL DISTRICT NO. 27J  
 (PREVIOUS PUBLIC LAND  
 DEDICATION)

- LEGEND**
- ALIQUOT CORNER  
(MONUMENTED AS NOTED)
  - SET #5 REBAR WITH YELLOW  
PLASTIC CAP STAMPED PLS  
20142
  - ◆ FOUND MONUMENT AS  
NOTED

NOTE: FOR ALL CURVE INFORMATION  
 SEE SHEET 2 OF THIS PLAN SET.



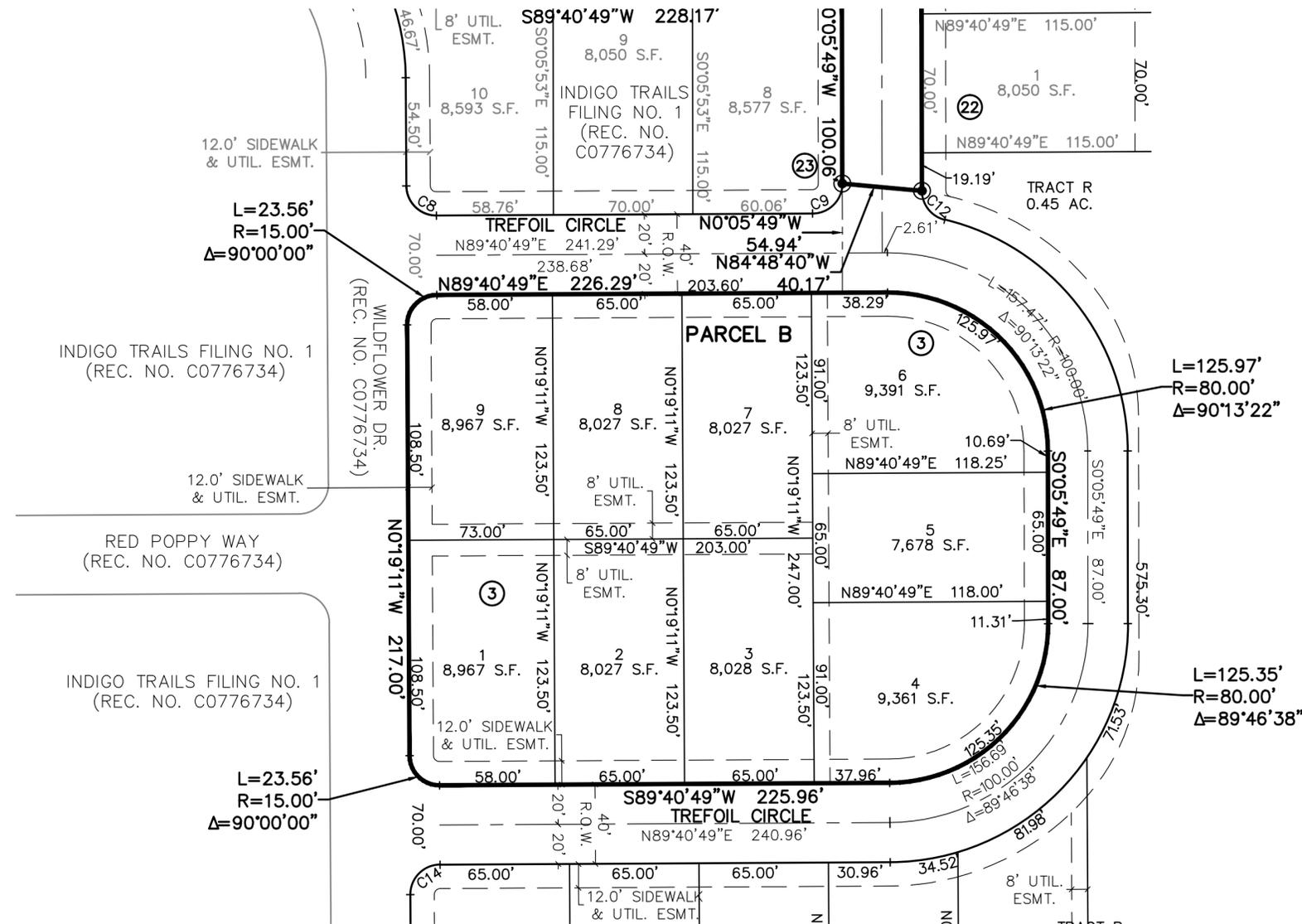
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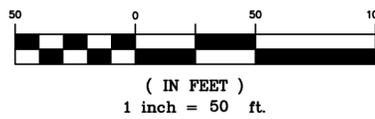
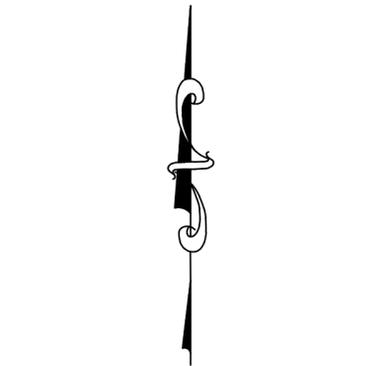
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 SHEET 4 OF 4



**LEGEND**

- ALIQUOT CORNER (MONUMENTED AS NOTED)
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 20142
- FOUND MONUMENT AS NOTED

NOTE: FOR ALL CURVE INFORMATION SEE SHEET 2 OF THIS PLAN SET.



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