

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP CONTINUED

A PARCEL OF LAND BEING A PART OF TRACTS 1 AND 2, PRAIRIE CENTER REGIONAL DETENTION POND 5 AND 6 AS RECORDED 06/12/2012 UNDER RECEPTION NO. 2012000042544 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE; TRACT 1, PRAIRIE CENTER REGIONAL DETENTION POND 4 AS RECORDED 06/12/2012 UNDER RECEPTION NO. 2012000042533, IN SAID RECORDS AND THOSE VACATED PARCELS OF RIGHT-OF-WAY FOR BUCKLEY ROAD AND 148TH AVENUE AS DESCRIBED WITHIN ORDINANCE NO. _____ RECORDED UNDER RECEPTION NO. _____, IN SAID RECORDS TOGETHER WITH AN UNPLATTED PARCEL OF LAND LOCATED WITHIN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO BEAR NORTH 89°26'28" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID SOUTH LINE NORTH 89°26'28" EAST, A DISTANCE OF 157.57 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°33'32" WEST, A DISTANCE OF 77.00 FEET TO THE EASTERLY RIGHT-OF-WAY FOR BUCKLEY ROAD AS SHOWN ON BUCKLEY ROAD NORTH RIGHT-OF-WAY DEDICATION PLAT RECORDED 3/23/2006 UNDER RECEPTION NO. 20060323000297120, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 80.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°33'15" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

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

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'13", AN ARC LENGTH OF 125.95 FEET;
2. NORTH 00°21'01" WEST, A DISTANCE OF 408.84 FEET TO THE WESTERLY BOUNDARY OF SAID VACATED RIGHT-OF-WAY PARCEL FOR BUCKLEY ROAD;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 04°11'10" WEST, A DISTANCE OF 172.04 FEET TO SAID EASTERLY RIGHT-OF-WAY OF BUCKLEY ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°58'41" EAST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°40'18", AN ARC LENGTH OF 7.36 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°21'01" WEST, A DISTANCE OF 496.93 FEET TO THE WESTERLY BOUNDARY OF SAID VACATED RIGHT-OF-WAY PARCEL FOR BUCKLEY ROAD;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°21'04" WEST, A DISTANCE OF 154.00 FEET TO SAID EASTERLY RIGHT-OF-WAY OF BUCKLEY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°21'07" WEST, A DISTANCE OF 506.15 FEET TO THE WESTERLY BOUNDARY OF SAID VACATED RIGHT-OF-WAY PARCEL FOR BUCKLEY ROAD;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°21'01" WEST, A DISTANCE OF 154.00 FEET TO SAID EASTERLY RIGHT-OF-WAY OF BUCKLEY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°21'07" WEST, A DISTANCE OF 224.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 284.50 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'35", AN ARC LENGTH OF 65.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 164.50 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'35", AN ARC LENGTH OF 38.12 FEET;
4. TANGENT TO SAID CURVE, NORTH 00°21'07" WEST, A DISTANCE OF 161.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'22", AN ARC LENGTH OF 78.33 FEET;
6. NON-TANGENT TO SAID CURVE, NORTH 00°35'45" WEST, A DISTANCE OF 98.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 1, PRAIRIE CENTER REGIONAL DETENTION POND 5 AND 6 PLAT;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID TRACT 1 THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 89°24'15" WEST, A DISTANCE OF 11.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'58", AN ARC LENGTH OF 78.73 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°22'47" WEST, A DISTANCE OF 694.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 70.69 FEET;
5. TANGENT TO SAID CURVE, NORTH 89°37'13" EAST, A DISTANCE OF 497.58 FEET;
6. NORTH 10°59'55" EAST, A DISTANCE OF 36.24 FEET;
7. NORTH 66°07'43" EAST, A DISTANCE OF 244.22 FEET;
8. SOUTH 47°26'04" EAST, A DISTANCE OF 183.27 FEET;

CERTIFICATE OF OWNERSHIP (CONTINUED)

9. SOUTH 12°20'00" EAST, A DISTANCE OF 180.80 FEET;
10. SOUTH 46°59'23" WEST, A DISTANCE OF 54.34 FEET;
11. NORTH 83°23'38" WEST, A DISTANCE OF 302.52 FEET;
12. SOUTH 10°22'39" WEST, A DISTANCE OF 181.64 FEET;
13. SOUTH 16°26'53" WEST, A DISTANCE OF 338.88 FEET;
14. SOUTH 00°00'00" EAST, A DISTANCE OF 124.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 427.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°14'50" EAST;

THENCE DEPARTING SAID EASTERLY BOUNDARY OF TRACT 1, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'59", AN ARC LENGTH OF 8.94 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 87°57'09" EAST, A DISTANCE OF 51.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 333.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°54'11", AN ARC LENGTH OF 173.80 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 58°02'58" EAST, A DISTANCE OF 449.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,128.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°27'25", AN ARC LENGTH OF 422.43 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 79°30'23" EAST, A DISTANCE OF 247.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 372.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'37", AN ARC LENGTH OF 71.92 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 68°25'46" EAST, A DISTANCE OF 52.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 32.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 50.27 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 68°25'46" EAST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 21°34'14" WEST, A DISTANCE OF 218.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 298.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 119°05'05", AN ARC LENGTH OF 619.37 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 82°29'09" EAST, A DISTANCE OF 314.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,222.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'40", AN ARC LENGTH OF 170.86 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°30'10" EAST, A DISTANCE OF 124.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 446.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°32'45", AN ARC LENGTH OF 556.92 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 17°57'26" EAST, A DISTANCE OF 96.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 372.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'16", AN ARC LENGTH OF 169.59 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 08°09'50" WEST, A DISTANCE OF 215.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°37'53", AN ARC LENGTH OF 223.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 197.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°56'20", AN ARC LENGTH OF 137.32 FEET TO THE NORTHERLY RIGHT-OF-WAY FOR EAST 144TH AVENUE AS SHOWN ON 144TH AVENUE RIGHT-OF-WAY DEDICATION PLAT RECORDED 3/23/2006 UNDER RECEPTION NO. 20060323000297110, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVENTEEN (17) COURSES:

1. NON-TANGENT TO SAID CURVE, SOUTH 89°30'12" WEST, A DISTANCE OF 89.00 FEET;
2. SOUTH 00°29'48" EAST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 70.69 FEET;
4. TANGENT TO SAID CURVE, SOUTH 89°30'12" WEST, A DISTANCE OF 1,266.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,263.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°00'00", AN ARC LENGTH OF 507.00 FEET;



CERTIFICATE OF OWNERSHIP (CONTINUED)

6. TANGENT TO SAID CURVE, SOUTH 66°30'12" WEST, A DISTANCE OF 359.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,137.00 FEET;
 7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'22", AN ARC LENGTH OF 41.46 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;
 8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°43'47", AN ARC LENGTH OF 107.47 FEET;
 9. TANGENT TO SAID CURVE, NORTH 16°40'38" WEST, A DISTANCE OF 9.09 FEET;
 10. SOUTH 73°19'22" WEST, A DISTANCE OF 64.00 FEET;
 11. SOUTH 16°40'38" EAST, A DISTANCE OF 29.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;
 12. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°29'46", AN ARC LENGTH OF 74.22 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,137.00 FEET;
 13. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'20", AN ARC LENGTH OF 230.64 FEET;
 14. TANGENT TO SAID CURVE, SOUTH 89°26'28" WEST, A DISTANCE OF 4.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 289.50 FEET;
 15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41", AN ARC LENGTH OF 67.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 160.50 FEET;
 16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41", AN ARC LENGTH OF 37.15 FEET;
 17. TANGENT TO SAID CURVE, SOUTH 89°26'28" WEST, A DISTANCE OF 174.32 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 141.056 ACRES, (6,144,383 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY 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. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED: JR ENG LS 30099 2007, AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP, STAMPED: JR ENG LS 30099 2007, AND ASSUMED TO BEAR N89°26'28"E.
3. HERITAGE TITLE COMPANY COMMITMENT NO. 451-H0473107-265-044, DATED JUNE 27, 2016 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET UNITS.
5. SIX-FOOT (6') WIDE NON-EXCLUSIVE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE NON-EXCLUSIVE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS. THESE EASEMENTS ARE DEDICATED TO THE CITY OF BRIGHTON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES).
6. ALL DIMENSIONS SHOWN HEREON ARE MEASURED BEARINGS AND DISTANCES UNLESS OTHERWISE NOTED.
7. UPON RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH PREVIOUSLY RECORDED PLATS.

OWNER
THF PRAIRIE CENTER DEVELOPMENT, L.L.C.
 211 N STADIUM BLVD STE 201
 COLUMBIA MO 65203-1161

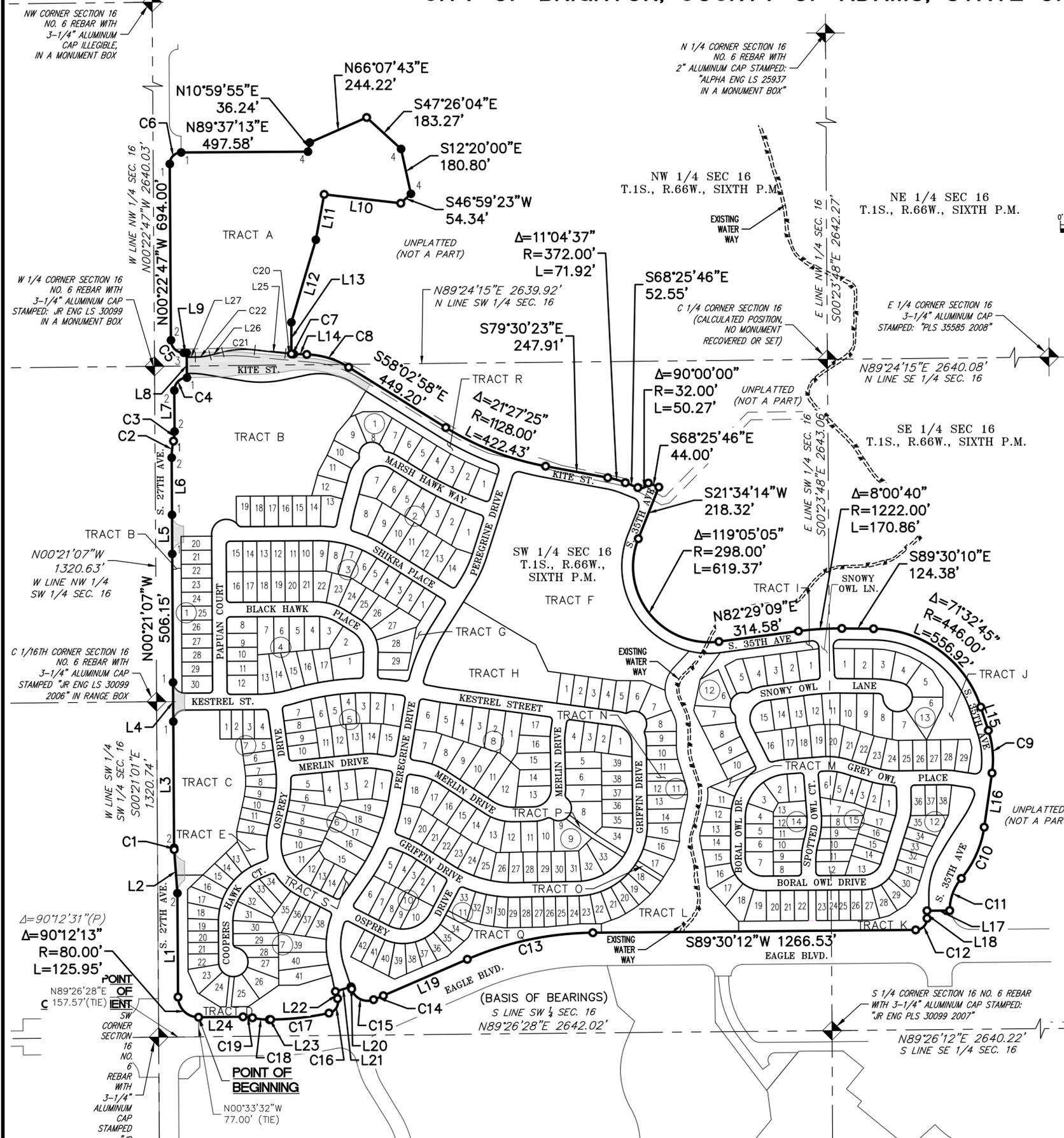
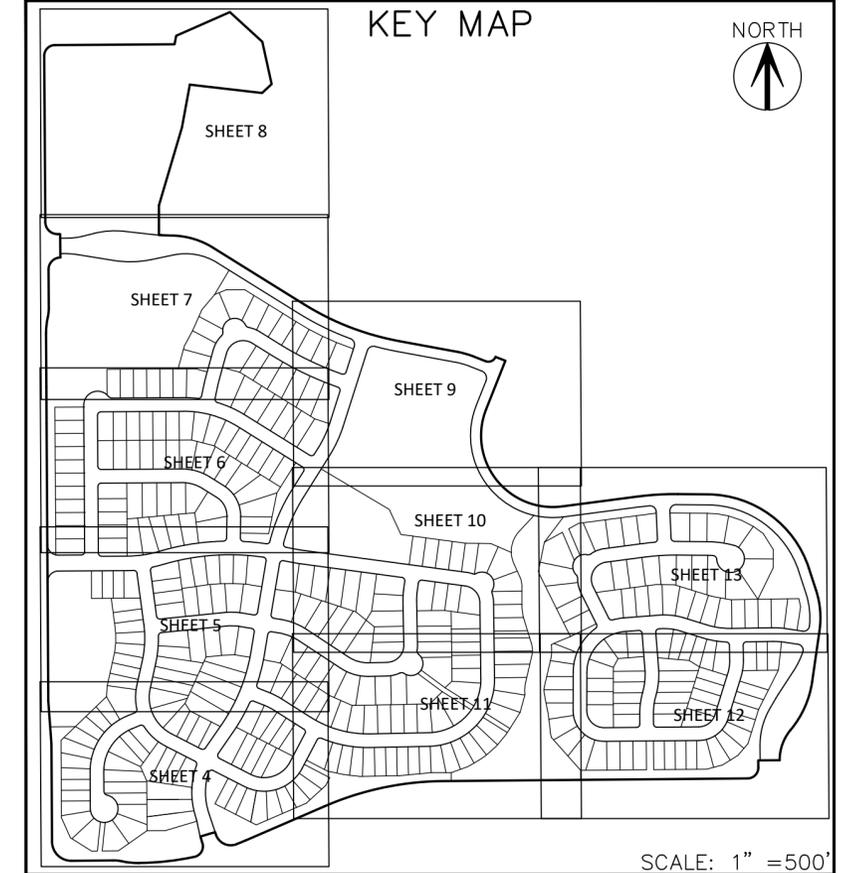
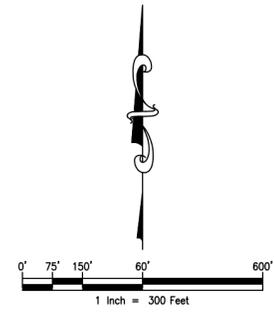
<p style="font-size: 8px; margin: 0;">300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p style="font-size: 8px; margin: 0;">AzTec Proj. No.: 54816-22</p>	DATE OF PREPARATION:	2016-07-26
	SCALE:	N/A
S H E E T 2 O F 15		

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SYMBOL LEGEND	
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	SET 1" BRASS TAG STAMPED "AZTEC PLS 38064"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 29039"
	FOUND 3/4" BRASS TAG STAMPED "LS 29039"
	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP, ILLEGIBLE
	FOUND NO. 5 REBAR WITH NO CAP
	RIGHT-OF-WAY VACATED BY ORDINANCE REC. NO. _____
	NR NON-RADIAL
	ROW RIGHT-OF-WAY
	(P) PLATTED DIMENSION PER BUCKLEY ROAD NORTH RIGHT-OF-WAY DEDICATION PLAT REC. NO. 20060323000297120
	U.E. NON-EXCLUSIVE UTILITY EASEMENT DEDICATED BY THIS PLAT
	PLAT BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	LOT / TRACT LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE



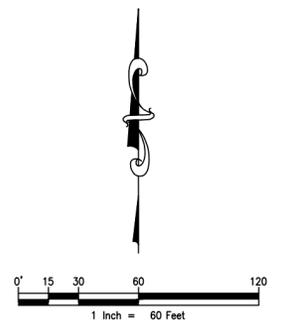
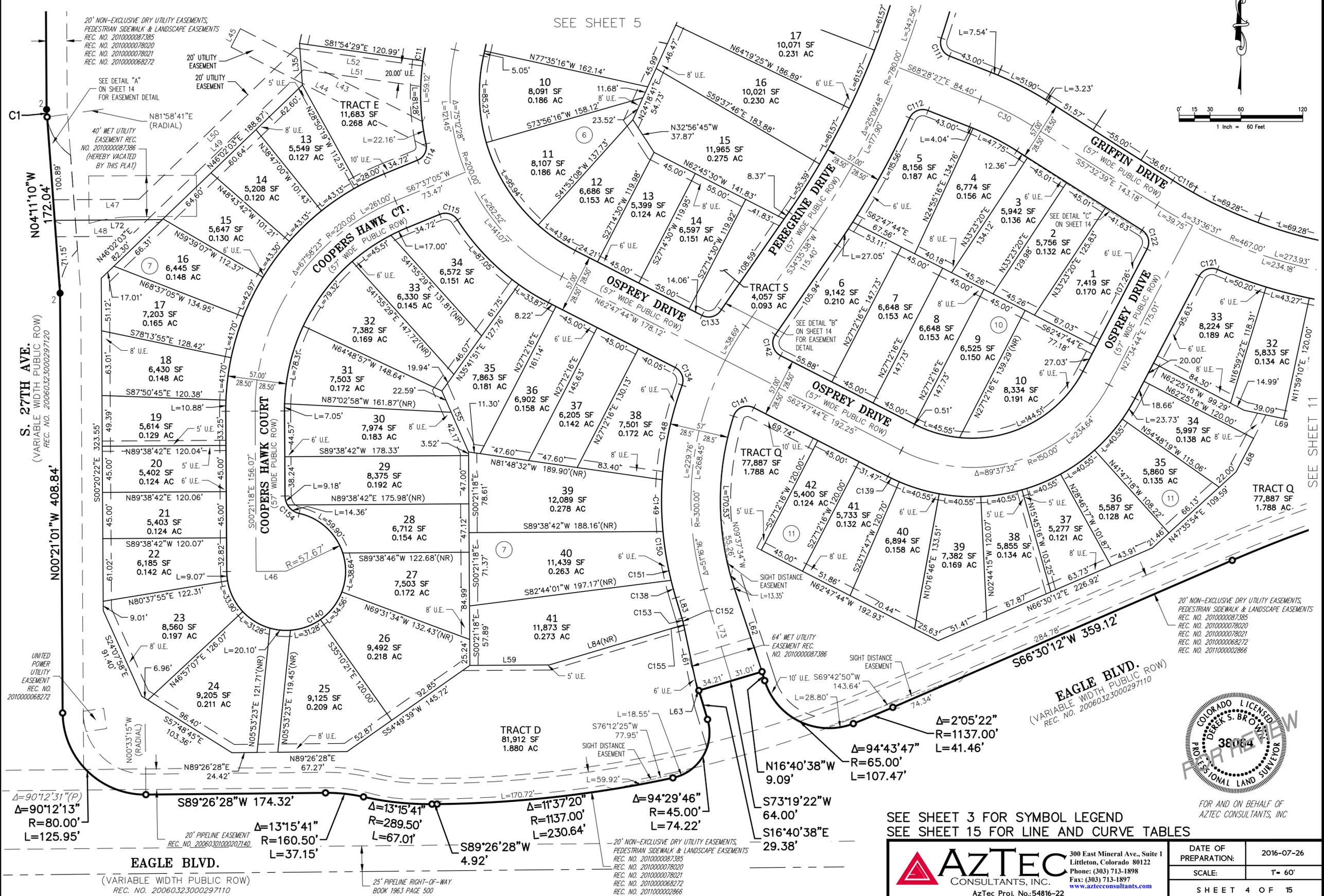
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 2016-07-26
	AzTec Proj. No.: 54816-22	SCALE: 1"=300'
SHEET 3 OF 15		

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

AZTEC
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AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET	4 OF 15

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



UNITED POWER UTILITY EASEMENT REC. NO. 2010000068272

NO02'10" W 154.00'

S. 27TH AVE. (VARIABLE WIDTH PUBLIC ROW) REC. NO. 200603200297120

S002'10"E 496.93'

NO4'11" W 172.04'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS, PEDESTRIAN SIDEWALK & LANDSCAPE EASEMENTS REC. NO. 2010000087385 REC. NO. 2010000078020 REC. NO. 2010000078021 REC. NO. 2010000068272

SEE DETAIL "A" ON SHEET 14 FOR EASEMENT DETAIL

40' WET UTILITY EASEMENT REC. NO. 2010000087386 (HEREBY VACATED BY THIS PLAT)

20' UTILITY EASEMENT

20' UTILITY EASEMENT

SEE DETAIL "B" ON SHEET 14 FOR EASEMENT DETAIL

40' WET UTILITY EASEMENT REC. NO. 2010000087386 (HEREBY VACATED BY THIS PLAT)

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

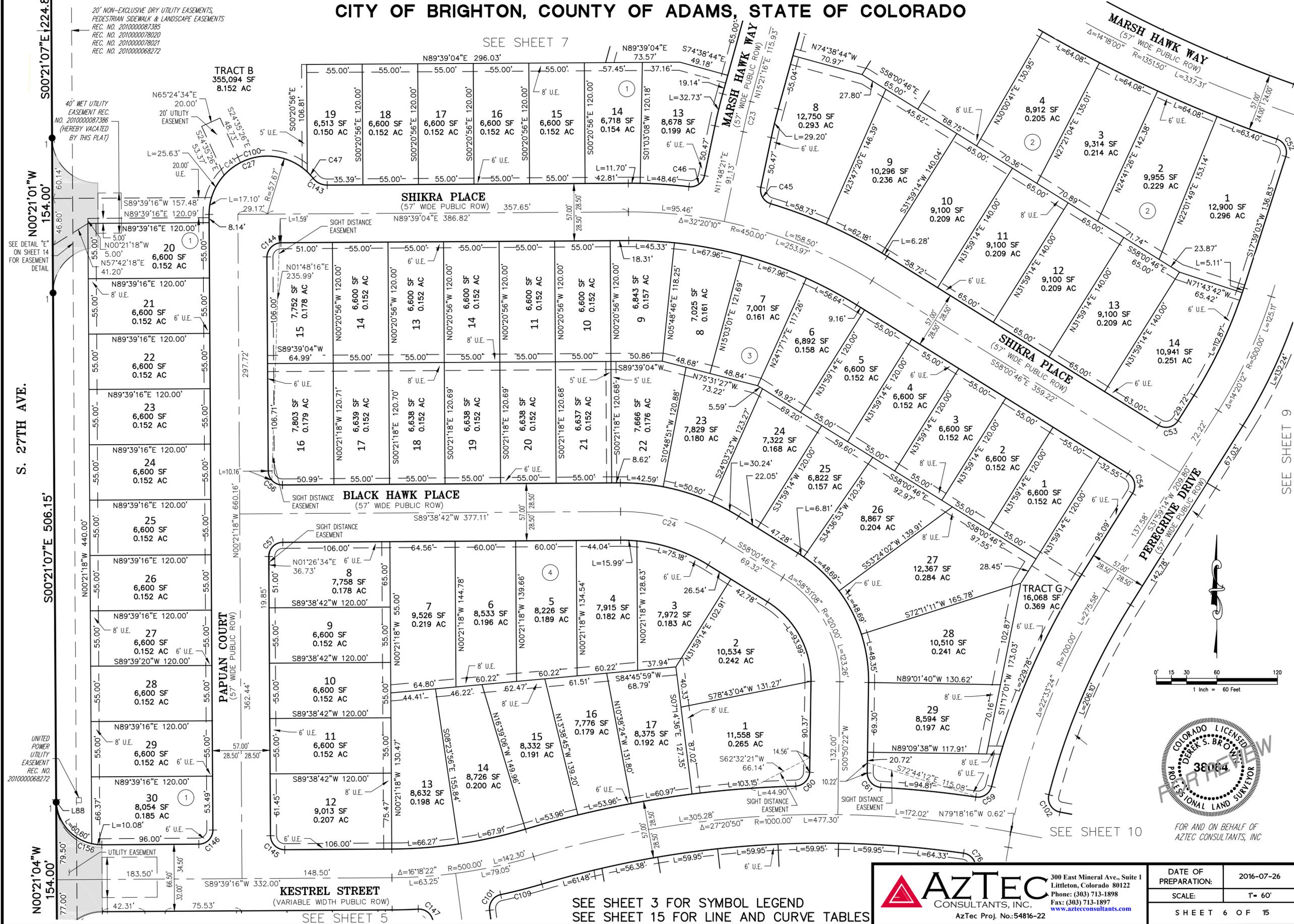
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DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 5 OF 15	

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FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

AZTEC
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www.aztecconsultants.com

AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 6 OF 15	

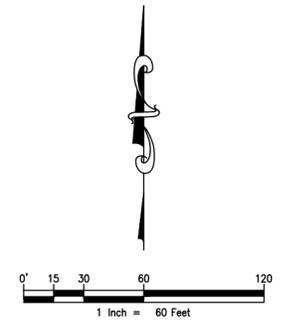
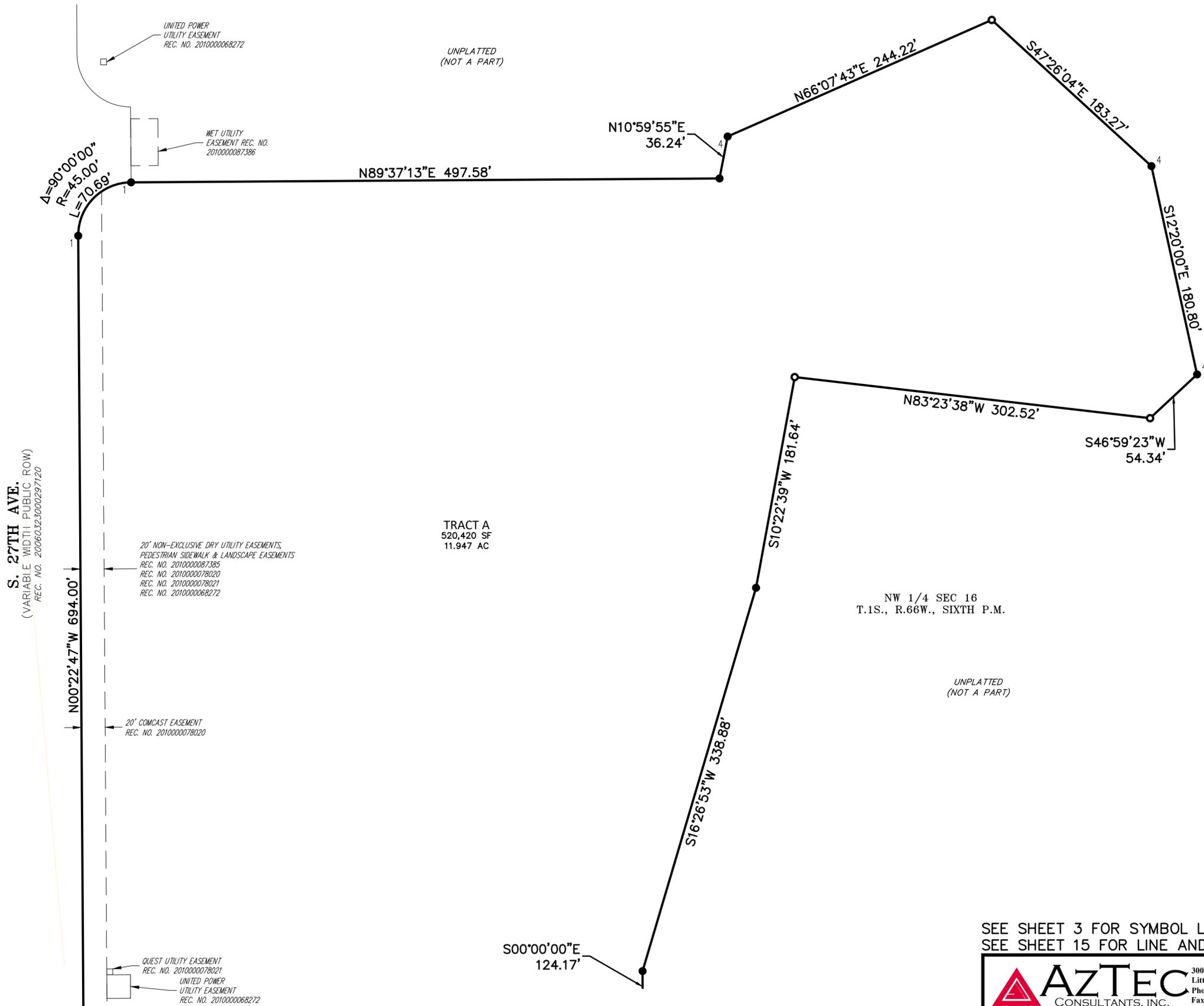


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

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SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 7

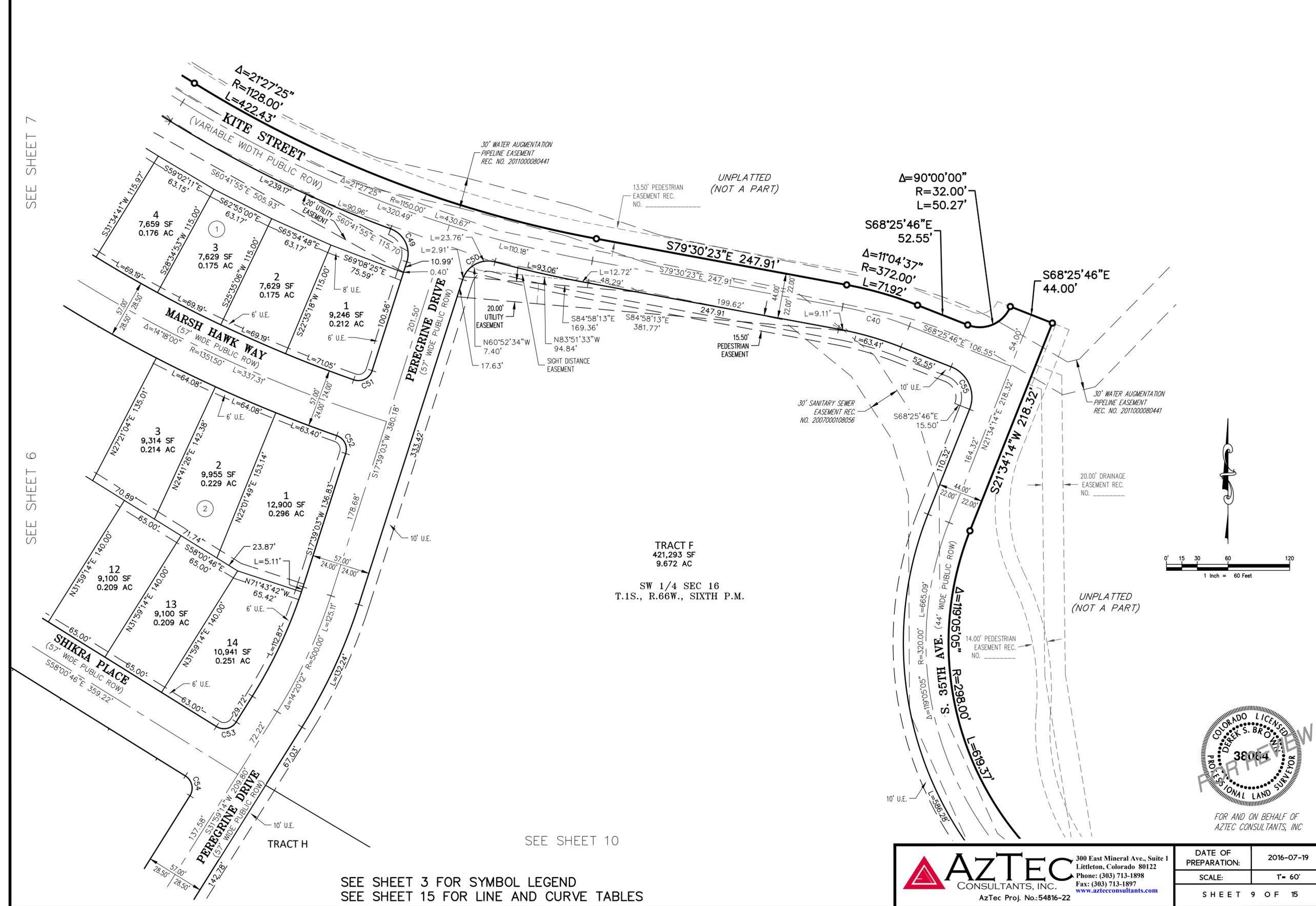
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AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 8 OF 15	

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

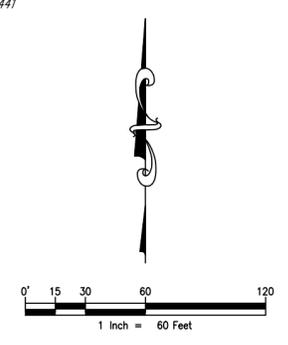


SEE SHEET 7

SEE SHEET 6

SEE SHEET 10

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

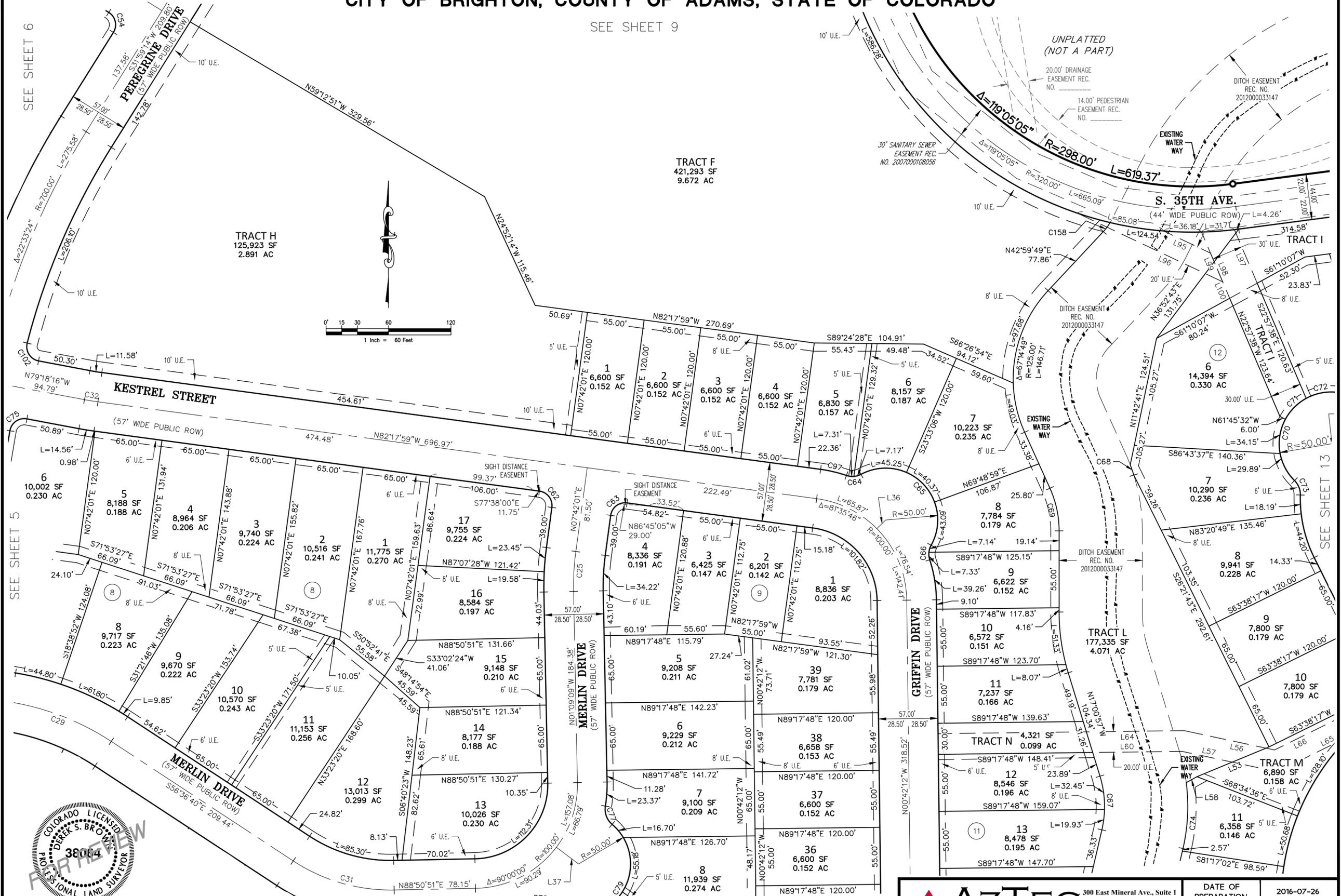
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 2016-07-19
	AzTec Proj. No.: 54816-22	SCALE: 1" = 60'
SHEET 9 OF 15		

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

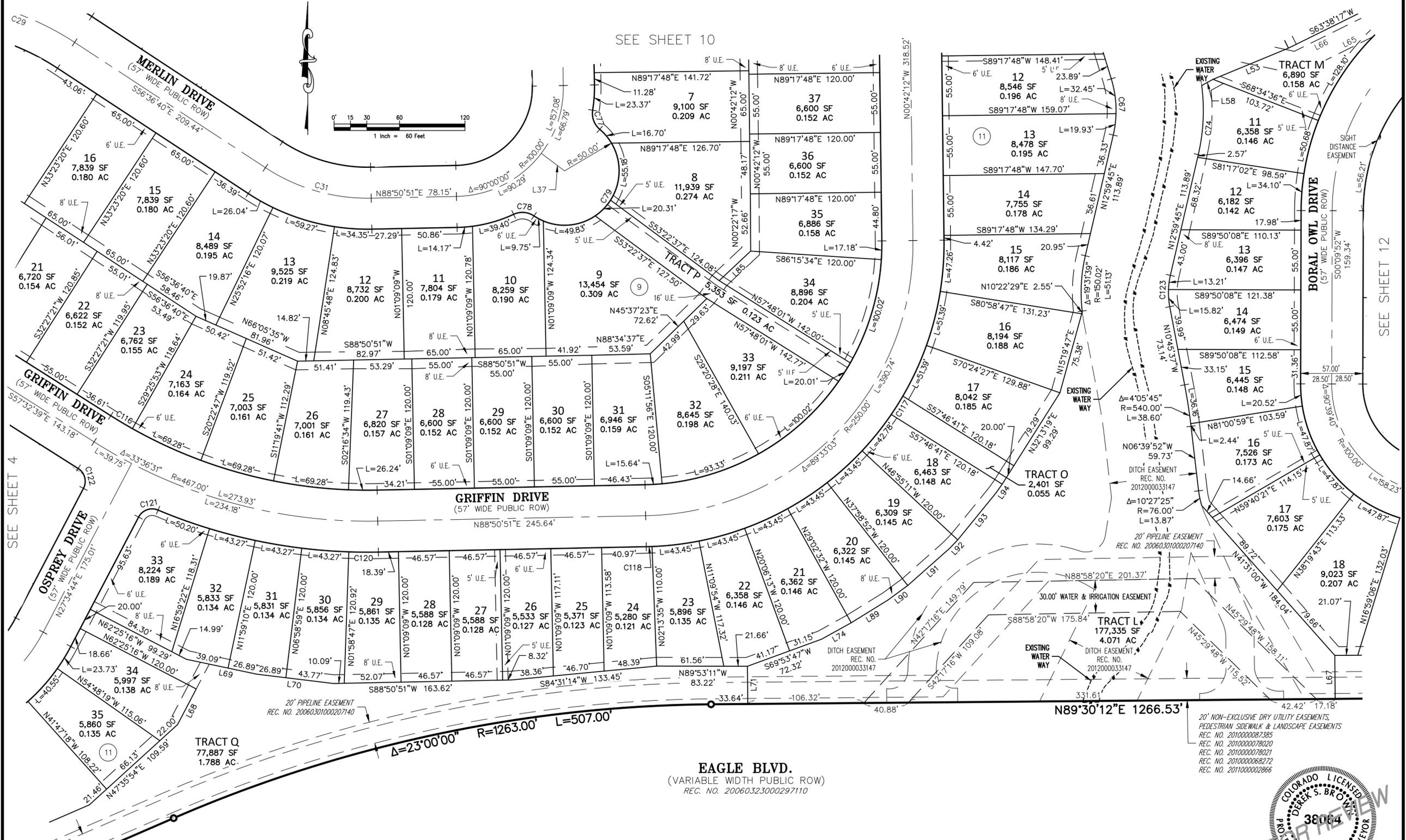
AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 10 OF 15	

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 4

SEE SHEET 10

SEE SHEET 12

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS,
PEDESTRIAN SIDEWALK & LANDSCAPE EASEMENTS
REC. NO. 2010000087385
REC. NO. 2010000078020
REC. NO. 2010000078021
REC. NO. 2010000068272
REC. NO. 2011000002866

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS,
PEDESTRIAN SIDEWALK & LANDSCAPE EASEMENTS
REC. NO. 2010000087385
REC. NO. 2010000078020
REC. NO. 2010000078021
REC. NO. 2010000068272
REC. NO. 2011000002866

EAGLE BLVD.
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 20060323000297110

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
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AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 11 OF 15	

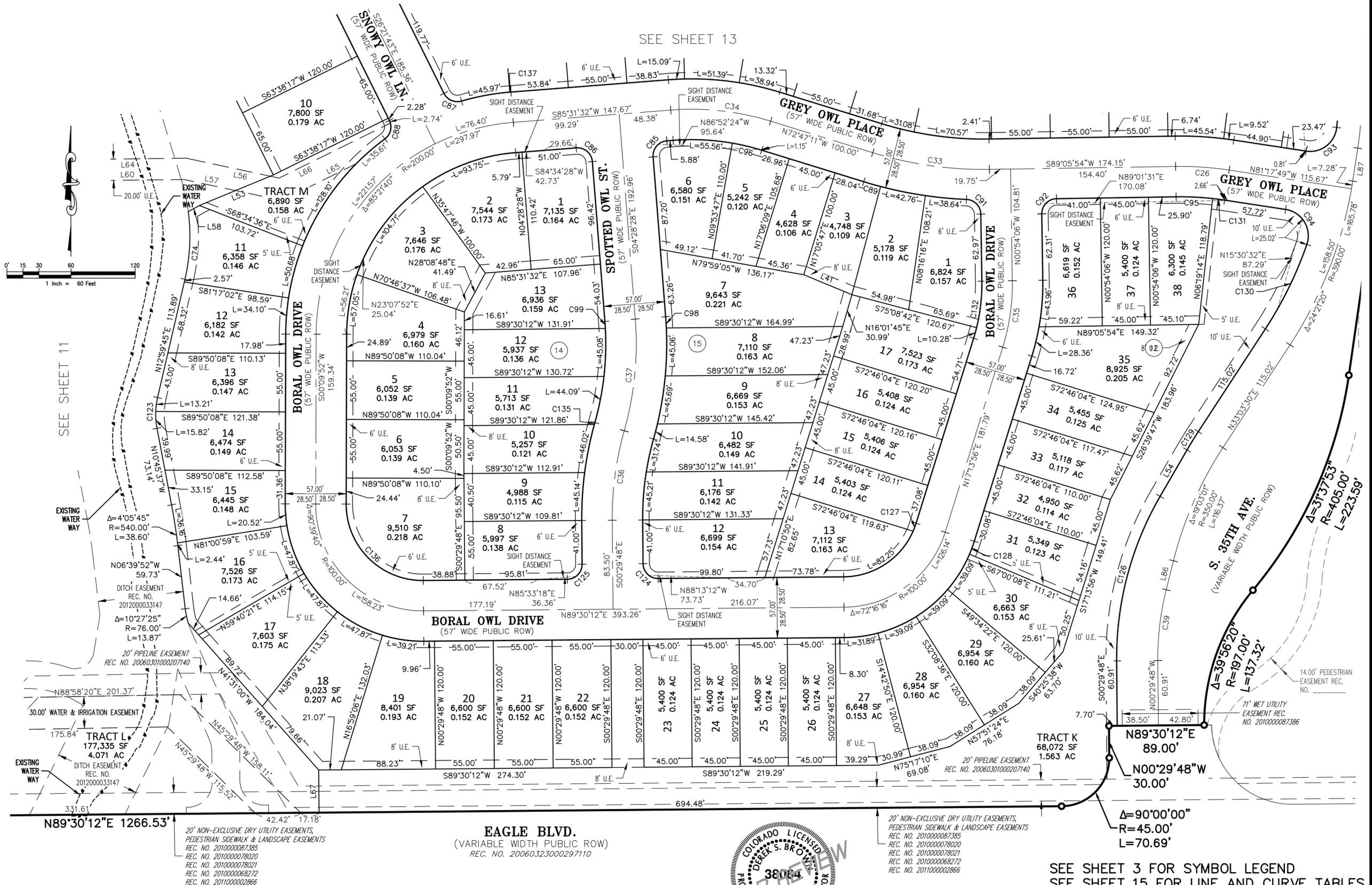


PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 13



SEE SHEET 11

20' NON-EXCLUSIVE DRY UTILITY EASEMENTS,
PEDESTRIAN SIDEWALK & LANDSCAPE EASEMENTS
REC. NO. 2010000087385
REC. NO. 2010000078020
REC. NO. 2010000078021
REC. NO. 2010000068272
REC. NO. 2011000002866

EAGLE BLVD.
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 20060323000297110



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

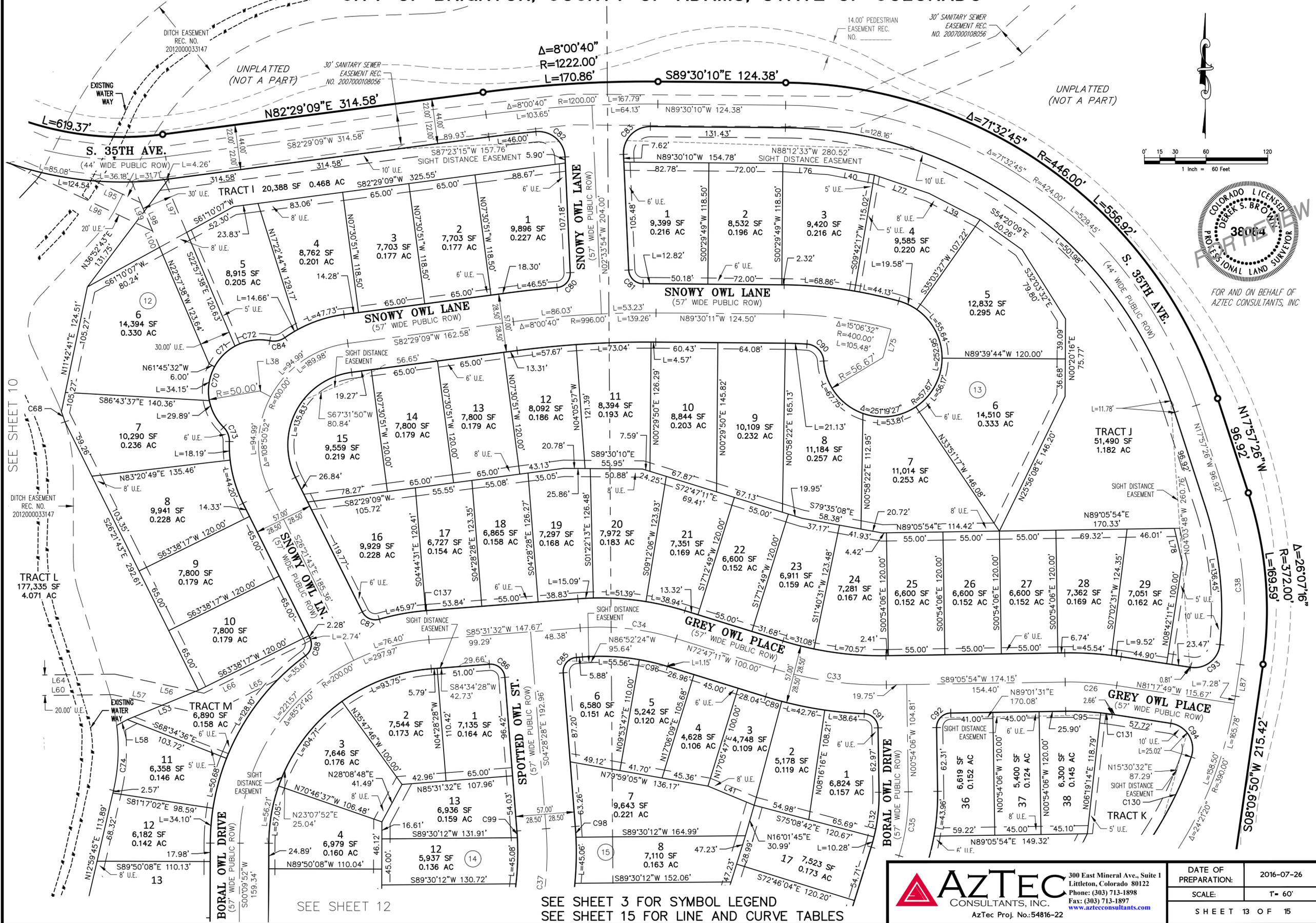
SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

<p>AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	2016-07-26
	SCALE:	1" = 60'
AZTEC Proj. No.: 54816-22		SHEET 12 OF 15

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 10

SEE SHEET 12

SEE SHEET 3 FOR SYMBOL LEGEND
SEE SHEET 15 FOR LINE AND CURVE TABLES

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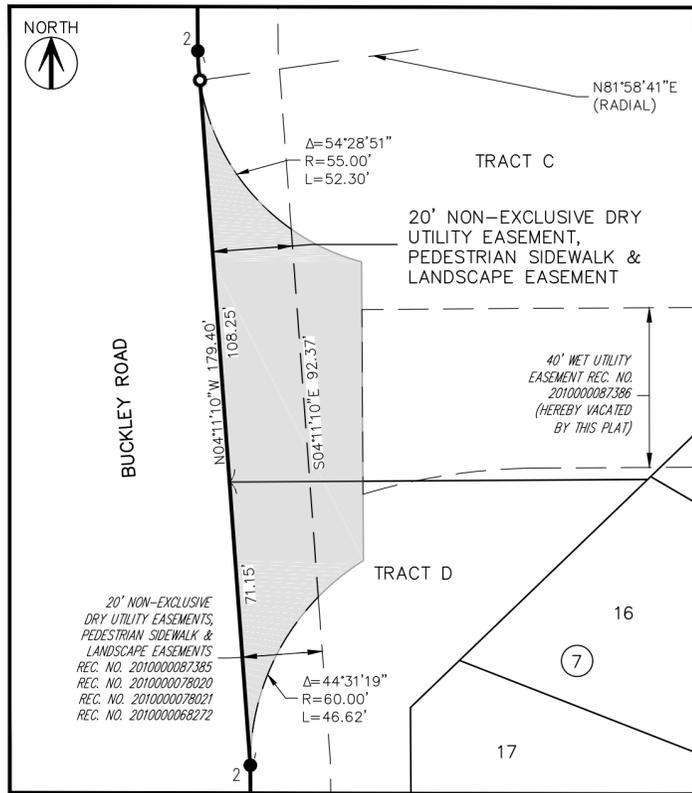
AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	1" = 60'
SHEET 13 OF 15	

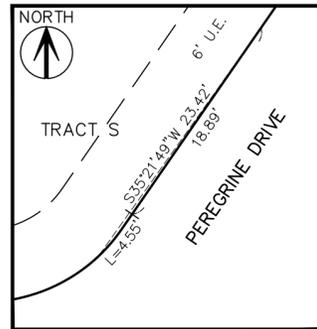
PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

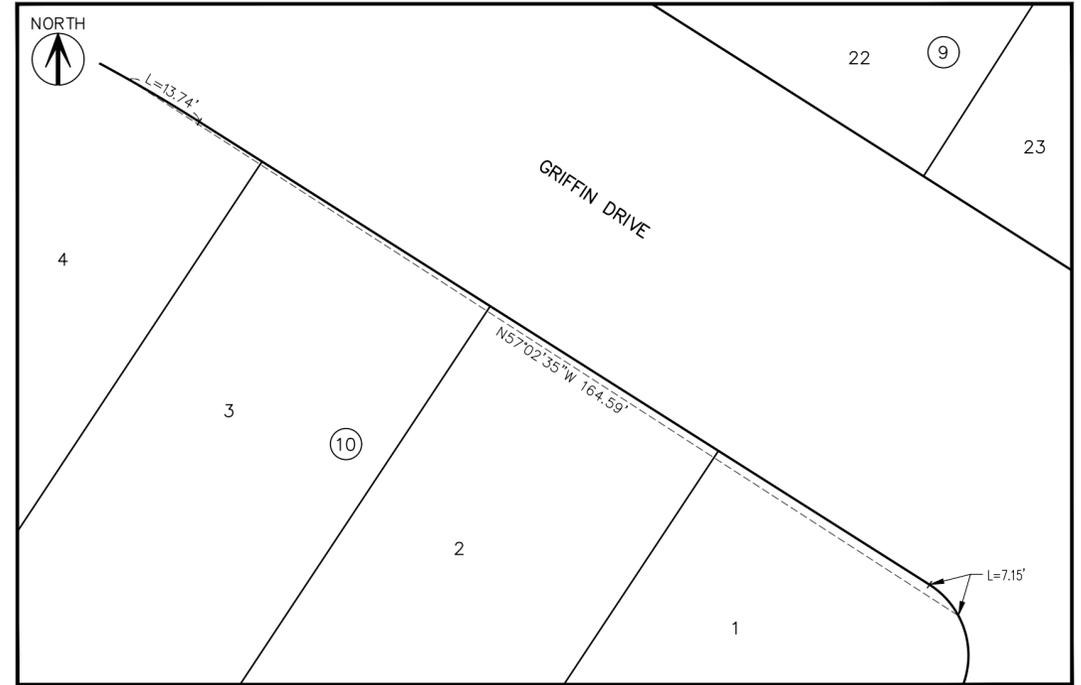
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



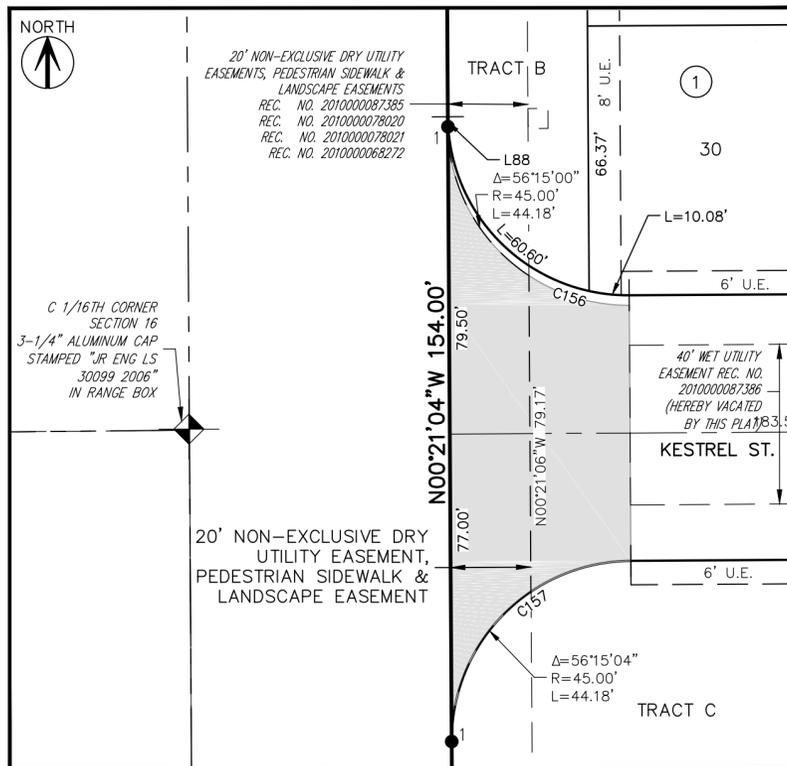
DETAIL "A" SCALE: 1"=30'
DRY UTILITY, SIDEWALK & LANDSCAPE EASEMENT



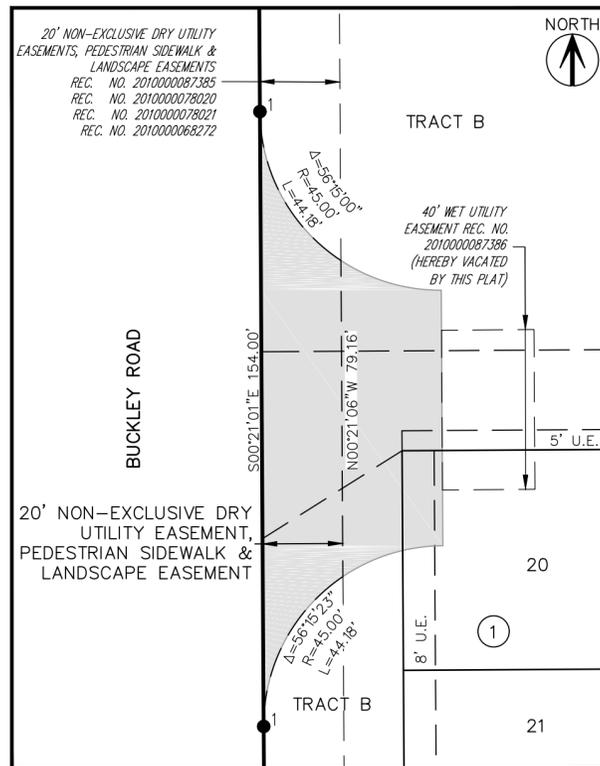
DETAIL "B" SCALE: 1"=10'
SIGHT DISTANCE EASEMENT



DETAIL "C" SCALE: 1"=20'
SIGHT DISTANCE EASEMENT



DETAIL "D" SCALE: 1"=30'
DRY UTILITY, SIDEWALK & LANDSCAPE EASEMENT



DETAIL "E" SCALE: 1"=30'
DRY UTILITY, SIDEWALK & LANDSCAPE EASEMENT

SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 29039"
- 2 ● FOUND 3/4" BRASS TAG STAMPED "LS 29039"
- RIGHT-OF-WAY VACATED BY ORDINANCE ____ REC. NO. ____
- ⊙ BLOCK NUMBER
- U.E. NON-EXCLUSIVE UTILITY EASEMENT DEDICATED BY THIS PLAT
- PLAT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- LOT / TRACT LINE
- RIGHT-OF-WAY LINE
- - - STREET CENTERLINE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54816-22

DATE OF PREPARATION:	2016-07-26
SCALE:	VARIED
SHEET 14 OF 15	

PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°40'18"	55.00'	7.36'
C2	13°16'35"	284.50'	65.92'
C3	13°16'35"	164.50'	38.12'
C4	89°45'22"	50.00'	78.33'
C5	90°12'58"	50.00'	78.73'
C6	90°00'00"	45.00'	70.69'
C7	1°11'59"	427.00'	8.94'
C8	29°54'11"	333.00'	173.80'
C9	26°07'16"	372.00'	169.59'
C10	31°37'53"	405.00'	223.59'
C11	39°56'20"	197.00'	137.32'
C12	90°00'00"	45.00'	70.69'
C13	23°00'00"	1263.00'	507.00'
C14	2°05'22"	1137.00'	41.46'
C15	94°43'47"	65.00'	107.47'
C16	94°29'46"	45.00'	74.22'
C17	11°37'20"	1137.00'	230.64'
C18	13°15'41"	289.50'	67.01'
C19	13°15'41"	160.50'	37.15'
C20	3°09'44"	427.00'	23.57'
C21	20°31'48"	353.00'	126.49'
C22	13°31'29"	247.00'	58.30'
C23	3°32'54"	500.00'	30.97'
C24	32°20'32"	190.00'	107.25'
C25	8°51'11"	250.00'	38.63'
C26	9°36'17"	300.00'	50.29'
C27	142°16'47"	57.67'	143.20'
C28	15°13'07"	250.00'	66.40'
C29	23°57'30"	250.00'	104.54'
C30	10°55'49"	300.00'	57.23'
C31	34°32'29"	170.00'	102.49'
C32	2°59'42"	250.00'	13.07'
C33	18°06'55"	350.00'	110.66'
C34	21°41'16"	250.00'	94.63'
C35	18°08'02"	200.00'	63.30'
C36	16°14'17"	300.00'	85.02'
C37	20°12'56"	300.00'	105.85'
C38	26°39'36"	350.00'	162.86'
C39	14°30'17"	265.00'	67.09'
C40	11°04'37"	350.00'	67.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	20°30'28"	57.67'	20.64'
C42	162°22'02"	50.00'	141.69'
C43	53°59'55"	17.50'	16.49'
C44	53°59'55"	17.50'	16.49'
C45	83°08'33"	14.26'	20.69'
C46	85°02'58"	14.00'	20.78'
C47	8°34'15"	57.67'	8.63'
C48	0°22'22"	1323.00'	8.60'
C49	87°23'33"	26.00'	39.66'
C50	87°23'33"	26.00'	39.66'
C51	91°51'38"	14.00'	22.45'
C52	88°44'21"	13.94'	21.59'
C53	90°00'00"	14.00'	21.99'
C54	90°00'00"	14.00'	21.99'
C55	90°00'00"	32.00'	50.27'
C56	90°00'00"	14.00'	21.99'
C57	90°00'00"	14.00'	21.99'
C58	9°08'17"	128.50'	20.49'
C59	84°32'32"	14.00'	20.66'
C60	81°38'43"	14.83'	21.13'
C61	84°08'06"	14.47'	21.25'
C62	90°00'00"	14.00'	21.99'
C63	90°00'00"	14.00'	21.99'
C64	47°23'45"	17.50'	14.48'
C65	147°29'28"	50.00'	128.71'
C66	47°23'45"	17.50'	14.48'
C67	30°00'42"	100.00'	52.38'
C68	3°19'44"	180.00'	10.46'
C69	24°15'00"	100.00'	42.32'
C70	146°23'47"	50.00'	127.75'
C71	32°57'26"	50.00'	28.76'
C72	40°03'42"	50.00'	34.96'
C73	46°35'38"	19.00'	15.45'
C74	20°21'40"	180.00'	63.97'
C75	91°15'54"	14.00'	22.30'
C76	91°11'43"	14.00'	22.28'
C77	59°06'22"	19.00'	19.60'
C78	59°06'22"	19.00'	19.60'
C79	173°54'34"	50.00'	151.76'
C80	87°39'16"	14.00'	21.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C81	87°39'16"	14.00'	21.42'
C82	92°42'42"	26.00'	42.07'
C83	93°03'44"	26.00'	42.23'
C84	46°35'38"	19.00'	15.45'
C85	90°00'00"	14.00'	21.99'
C86	90°00'00"	14.00'	21.99'
C87	79°54'23"	14.00'	19.52'
C88	79°54'23"	14.00'	19.52'
C89	2°28'08"	378.50'	16.31'
C90	82°55'43"	17.50'	25.33'
C91	86°40'36"	14.00'	21.18'
C92	90°00'00"	14.00'	21.99'
C93	92°49'27"	25.00'	40.50'
C94	100°22'32"	25.00'	43.80'
C95	7°13'20"	271.50'	34.22'
C96	7°19'01"	221.50'	28.29'
C97	11°23'36"	128.50'	25.55'
C98	1°50'43"	328.50'	10.58'
C99	1°23'50"	271.50'	6.62'
C100	133°42'32"	57.67'	134.57'
C101	85°14'35"	14.03'	20.88'
C102	93°42'22"	14.00'	22.90'
C103	85°14'35"	14.00'	20.83'
C104	93°53'31"	13.33'	21.85'
C105	90°00'00"	14.00'	21.99'
C106	90°00'00"	14.00'	21.99'
C107	90°00'00"	14.00'	21.99'
C108	90°00'00"	14.00'	21.99'
C109	4°33'52"	528.50'	42.10'
C110	1°36'39"	808.50'	22.73'
C111	87°02'17"	14.00'	21.27'
C112	87°02'17"	14.00'	21.27'
C113	4°19'12"	228.50'	17.23'
C114	79°54'23"	14.00'	19.52'
C115	79°54'23"	14.00'	19.52'
C116	3°01'28"	438.50'	23.15'
C117	4°06'56"	278.50'	20.00'
C118	1°04'25"	278.50'	5.22'
C119	2°47'02"	532.00'	25.85'
C120	3°07'57"	495.50'	27.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C121	85°12'54"	14.00'	20.82'
C122	85°07'22"	14.00'	20.80'
C123	23°45'22"	70.00'	29.02'
C124	90°00'00"	14.00'	21.99'
C125	90°00'00"	14.00'	21.99'
C126	30°29'50"	303.50'	161.55'
C127	6°21'30"	71.50'	7.93'
C128	5°45'56"	128.50'	12.93'
C129	3°03'28"	377.50'	20.15'
C130	13°58'47"	362.50'	88.45'
C131	2°22'56"	271.50'	11.29'
C132	14°41'55"	171.50'	44.00'
C133	82°35'45"	14.00'	20.18'
C134	82°52'19"	14.00'	20.25'
C135	0°20'14"	328.50'	1.93'
C136	90°39'40"	71.50'	113.14'
C137	0°16'04"	228.50'	1.07'
C138	3°04'26"	328.50'	17.62'
C139	3°54'29"	178.50'	12.18'
C140	159°09'11"	57.67'	160.18'
C141	99°30'00"	14.00'	24.31'
C142	97°23'22"	14.00'	23.80'
C143	52°16'04"	17.50'	15.96'
C144	83°02'40"	14.93'	21.65'
C145	89°59'26"	14.00'	21.99'
C146	90°00'34"	14.00'	21.99'
C147	85°32'08"	14.00'	20.90'
C148	16°27'39"	328.50'	94.38'
C149	8°47'50"	328.50'	50.44'
C150	8°25'18"	328.50'	48.28'
C151	8°25'18"	328.50'	48.28'
C152	4°45'49"	89.50'	7.44'
C153	4°17'42"	89.50'	6.71'
C154	77°03'33"	17.50'	23.54'
C155	0°28'07"	89.50'	0.73'
C156	89°59'03"	45.00'	70.68'
C157	89°59'43"	45.00'	70.68'
C158	12°28'46"	50.00'	10.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'01"W	408.84'
L2	N04°11'10"W	172.04'
L3	N00°21'01"W	496.93'
L4	N00°21'04"W	154.00'
L5	N00°21'01"W	154.00'
L6	N00°21'07"W	224.83'
L7	N00°21'07"W	161.49'
L8	N00°35'45"W	98.00'
L9	S89°24'15"W	11.21'
L10	N83°23'38"W	302.52'
L11	S10°22'39"W	181.64'
L12	S16°26'53"W	338.88'
L13	S00°00'00"E	124.17'
L14	S87°57'09"E	51.53'
L15	S17°57'26"E	96.92'
L16	S08°09'50"W	215.42'
L17	S89°30'12"W	89.00'
L18	S00°29'48"E	30.00'
L19	S66°30'12"W	359.12'
L20	N16°40'38"W	9.09'
L21	S73°19'22"W	64.00'
L22	S16°40'38"E	29.38'
L23	S89°26'28"W	4.92'
L24	S89°26'28"W	174.32'
L25	S83°35'26"E	120.85'
L26	N75°52'46"E	51.38'
L27	N89°24'15"E	34.07'
L28	N89°24'15"E	10.34'
L29	N89°24'15"E	34.07'
L30	N75°52'46"E	51.38'
L31	N02°19'11"E	50.44'
L32	S87°40'49"E	20.00'
L33	N02°19'11"E	51.37'
L34	N89°39'16"E	20.02'
L35	N03°56'02"W	40.61'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S45°26'36"W	11.94'
L37	N52°53'10"W	26.75'
L38	S61°56'17"E	11.94'
L39	S62°38'44"E	55.99'
L40	N79°17'34"W	45.04'
L41	S67°25'35"E	48.77'
L42	N82°01'47"E	60.44'
L43	S62°54'33"E	198.20'
L44	S62°54'33"E	212.89'
L45	N27°05'27"E	20.00'
L46	S89°38'42"W	29.17'
L47	S89°38'42"W	83.24'
L48	S89°38'42"W	72.04'
L49	N46°02'03"E	233.43'
L50	N46°02'03"E	212.00'
L51	S81°54'29"E	113.74'
L52	S81°54'29"E	123.50'
L53	N67°29'22"E	74.89'
L54	S30°00'02"W	50.32'
L55	S23°32'50"E	64.76'
L56	S77°52'29"E	88.82'
L57	S77°52'29"E	93.56'
L58	S61°04'03"W	11.82'
L59	N89°39'44"E	77.07'
L60	S89°17'48"W	234.33'
L61	S11°54'49"E	65.03'
L62	N18°17'17"W	85.34'
L63	S73°19'22"W	1.22'
L64	N89°17'48"E	236.58'
L65	S63°38'17"W	77.52'
L66	N63°38'17"E	116.24'
L67	S00°29'48"E	39.99'
L68	S27°34'44"W	36.89'
L69	N78°00'50"W	65.98'
L70	N83°01'01"W	70.66'

LINE TABLE		
LINE	BEARING	LENGTH
L71	S00°29'48"E	34.70'
L72	N89°38'42"E	104.40'
L73	S16°40'38"E	92.92'
L74	S60°57'28"W	31.15'
L75	N15°36'20"E	29.00'
L76	S86°19'12"E	45.04'
L77	N71°23'43"W	56.05'
L78	N12°59'09"W	34.26'
L79	S81°09'22"W	48.45'
L80	N85°36'10"E	52.53'
L81	N89°08'17"E	52.53'
L82	N87°19'36"W	52.53'
L83	S16°40'38"E	20.68'
L84	S73°19'22"W	136.11'
L85	N46°44'55"E	39.64'
L86	N14°00'29"E	27.99'
L87	S08°42'11"W	31.29'
L88	N00°21'07"W	2.50'
L89	S58°06'37"W	39.59'
L90	S53°38'27"W	22.56'
L91	S48°21'17"W	50.93'
L92	S43°53'08"W	11.20'
L93	S39°05'19"W	55.48'
L94	S35°05'48"W	10.00'
L95	N64°37'59"W	49.78'
L96	S64°37'59"E	154.72'
L97	S22°57'38"E	56.06'
L98	S22°57'38"E	69.37'
L99	S22°57'38"E	30.08'
L100	N22°57'38"W	17.20'



FOR AND ON BEHALF OF
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