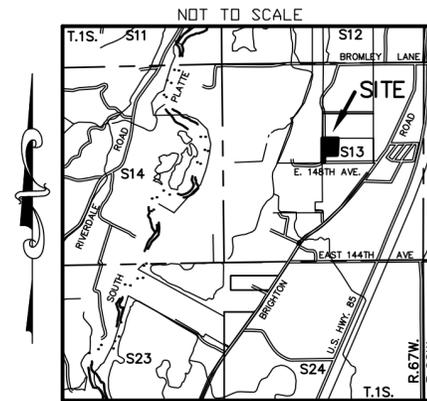


# ZONE CHANGE MAP FOR ESCARCEGA SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SECTION 13,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 1 OF 2

## VICINITY MAP



### DEDICATION + ACKNOWLEDGEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SAID POINT BEING A 3 1/4 INCH DIAMETER ALUMINUM CAP, P.L.S. NO. 25369 IN A RANGE BOX ESTABLISHED AND USED FOR THE HORIZONTAL LOCATION OF PLATTE RIVER RANCH FILING NO. 5, AS RECORDED IN FILE 18, MAP 146, ADAMS COUNTY RECORDS, BEING S89°53'10"W, A DISTANCE OF 47.97 FEET FROM A 2 1/2" DIAMETER ALUMINUM CAP, P.L.S. NO. 27269 RE-ESTABLISHED AND USED FOR THE HORIZONTAL LOCATION OF A PARCEL DESCRIBED IN BOOK 232 AT PAGE 368, ADAMS COUNTY RECORDS; THENCE N00°38'20"E ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AS SHOWN ON THE RECORDED PLAT OF SAID PLATTE RIVER RANCH FILING NO. 5, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 148TH AVENUE AS DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS; THENCE N89°53'10"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROMLEY LANE AS SHOWN ON THE RECORDED PLAT OF SAID PLATTE RIVER RANCH FILING NO. 5, BEING THE POINT OF BEGINNING; THENCE N00°38'20"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 579.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 2365.00 FEET, THE CHORD OF SAID CURVE BEARS N01°22'13"E, 60.38 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.38 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 1, SAID PLATTE RIVER RANCH FILING NO. 5; THENCE N89°56'56"E ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTH LINE, A DISTANCE OF 384.05 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 232 AT PAGE 368, ADAMS COUNTY RECORDS; THENCE S02°12'14"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 449.22 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS, BEING MONUMENTED BY A #3 REBAR FLUSH WITH THE GROUND; THENCE S89°00'46"W ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 338.47 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°38'20"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING MONUMENTED BY A #3 REBAR FLUSH WITH THE GROUND; THENCE S89°59'00"W ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 148TH AVENUE AS DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS, A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING.

EXCEPT:

THAT PORTION OF THE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED IN BOOK A30 AT PAGE 264.

CONTAINS 3.823 ACRES, OR 166,512 MORE OR LESS.

### BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST, BEING MONUMENTED BY A 3 1/4 INCH DIAMETER ALUMINUM CAP P.L.S. 27269 AT THE SOUTHEAST CORNER AND AT THE APPARENT SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13 IS ASSUMED TO BEAR N89°58'59"E. ALL MONUMENTS SHOWN HEREON.

### NOTICE:

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE 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.

### NOTICE CONT:

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES, INCLUDING UTILITIES, WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT. THERE MAY BE UNDERGROUND UTILITIES LOCATED ON OR ADJACENT TO THIS PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.

THERE ARE 2 APPARENT MONUMENTED LAND CORNERS AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13:

- 1) THE FOUND 3 1/4"DIAMETER ALUMINUM CAP STAMPED P.L.S NO. 25369 WAS ESTABLISHED AND USED FOR CONTROL FOR THE PLATTE RIVER RANCH FILING NO. 5 SUBDIVISION AND IS 4.30 FEET WESTERLY OF THE LOCATION OF THE PARCEL CORNERS AS DESCRIBED AND MONUMENTED BY FOUND #3 REBARS IN BOOK 3041 AT PAGE 993.
- 2) THE FOUND 3 1/4"DIAMETER ALUMINUM CAP STAMPED P.L.S. NO. 27269 WAS RE-ESTABLISHED AND MATCHES THE LOCATION OF THE CORNER AS DESCRIBED IN BOOK 232 AT PAGE 368.

THE LEGAL DESCRIPTION CONTAINED IN DEED RECORDED IN BOOK A30 AT PAGE 264, ADAMS COUNTY RECORDS IS AMBIGUOUS AND IS SHOWN ON THE ATTACHED MAP AT THE CURRENT OCCUPIED LOCATION OF THE LAND. ACCESS TO THIS PARCEL IS FROM AN UN-IMPROVED GRAVEL DRIVE LYING EAST OF THE DESCRIBED PARCEL.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROPERTY INFORMATION BINDER, POLICY NO.: PIB70618324.1191227, DATED APRIL 23, 2019 AT 5:00 P.M..

### SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,  
REG P.L.S. NO. 6973

### CLERK AND RECORDER'S CERTIFICATE:

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS DAY OF \_\_\_\_\_, 2019, AND IS RECORDED IN RECEPTION NO. \_\_\_\_\_.

DEPUTY \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

Prepared By:

R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON ST., NO 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 FAX:(303)452-4515  
FILE NO.: 13-17-186L  
CAD FILE: 19069C/19069C.DWG

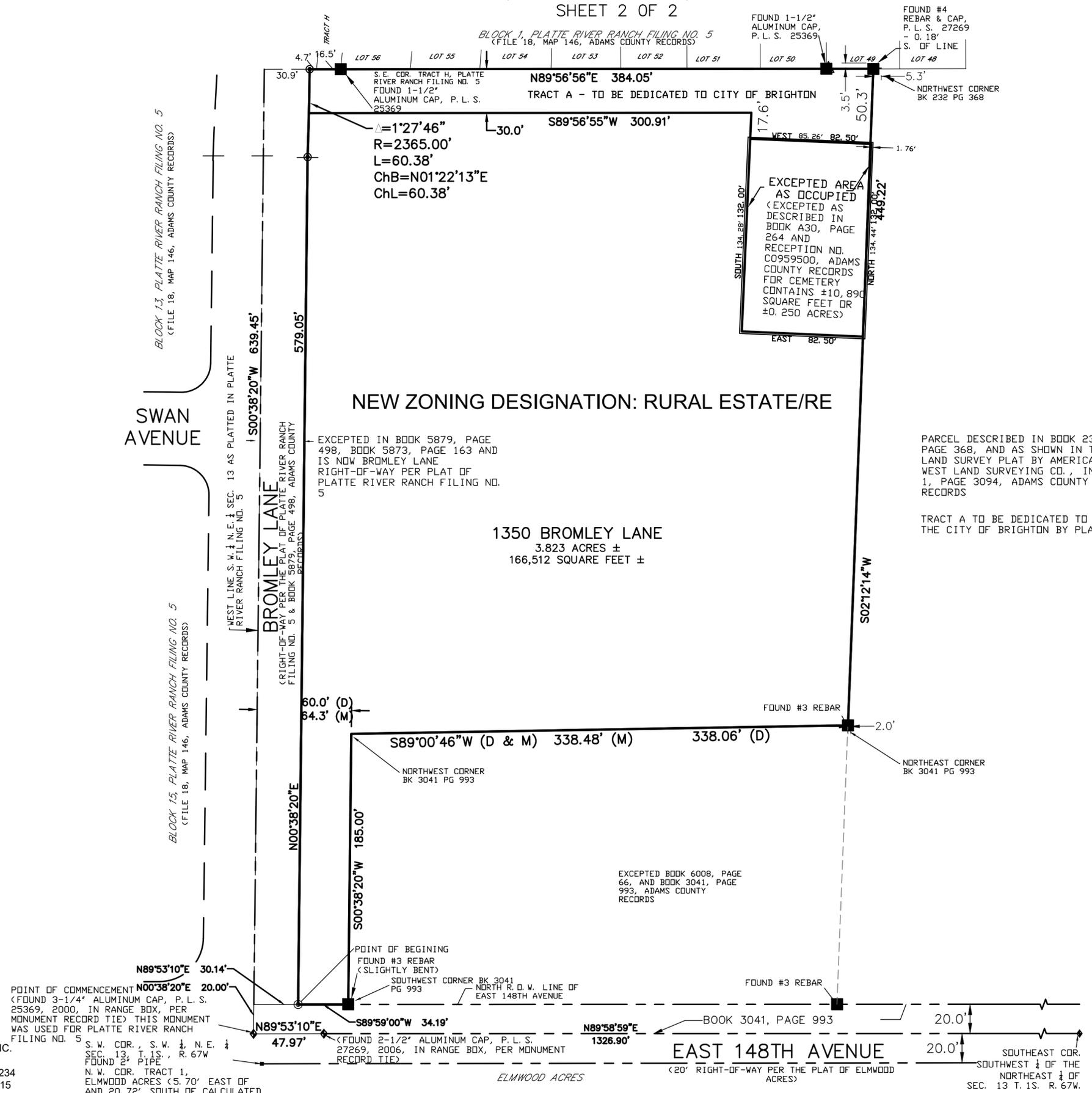
ZONE MAP CHANGE FOR ESCARCEGA SUBDIVISION  
A PART OF THE N.E 1/4 OF SEC. 13,  
T.1S., R.67W. OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Date Prepared: JULY 12, 2019

SHEET 1 OF 2

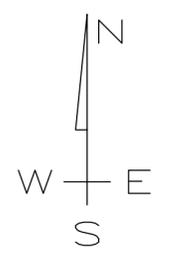
# ZONE CHANGE MAP FOR ESCARCEGA SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SECTION 13,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 2 OF 2



## LEGEND

- DENOTES: FOUND MONUMENT AS DESCRIBED
- ◆ DENOTES: SECTION CORNER
- ⊙ DENOTES: SET NO. 5 REBAR & CAP, PLS 6973



0 50 100 Feet  
**SCALE: 1" = 50'**

ZONE MAP CHANGE FOR ESCARCEGA SUBDIVISION  
A PART OF THE N.E. 1/4 OF SEC. 13,  
T.1S., R.67W. OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Date Prepared: JULY 12, 2019

Prepared By:  
R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON ST., NO 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 FAX:(303)452-4515  
FILE NO.: 13-17-186L  
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POINT OF COMMENCEMENT  
(FOUND 3-1/4" ALUMINUM CAP, P. L. S. 25369, 2000, IN RANGE BOX, PER MONUMENT RECORD TIE) THIS MONUMENT WAS USED FOR PLATTE RIVER RANCH FILING NO. 5  
S. W. CDR., S. W. 1/4, N. E. 1/4 SEC. 13, T. 1S., R. 67W FOUND 2" PIPE  
N. W. CDR., TRACT 1, ELMWOOD ACRES (S. 70' EAST OF AND 20.72' SOUTH OF CALCULATED CENTER CORNER SECTION 13)

POINT OF BEGINING  
FOUND #3 REBAR (SLIGHTLY BENT)  
SOUTHWEST CORNER BK 3041 PG 993  
NORTH R.D.W. LINE OF EAST 148TH AVENUE  
(FOUND 2-1/2" ALUMINUM CAP, P. L. S. 27269, 2006, IN RANGE BOX, PER MONUMENT RECORD TIE)

EXCEPTED BOOK 6008, PAGE 66, AND BOOK 3041, PAGE 993, ADAMS COUNTY RECORDS

PARCEL DESCRIBED IN BOOK 232, PAGE 368, AND AS SHOWN IN THE LAND SURVEY PLAT BY AMERICAN WEST LAND SURVEYING CO., IN BOOK 1, PAGE 3094, ADAMS COUNTY RECORDS

TRACT A TO BE DEDICATED TO THE CITY OF BRIGHTON BY PLAT

EXCEPTED IN BOOK 5879, PAGE 498, BOOK 5873, PAGE 163 AND IS NOW BROMLEY LANE RIGHT-OF-WAY PER PLAT OF PLATTE RIVER RANCH FILING NO. 5

EXCEPTED AREA AS OCCUPIED (EXCEPTED AS DESCRIBED IN BOOK A30, PAGE 264 AND RECEPTION NO. C0959500, ADAMS COUNTY RECORDS FOR CEMETERY CONTAINS ±10,890 SQUARE FEET OR ±0.250 ACRES)

**1350 BROMLEY LANE**  
3.823 ACRES ±  
166,512 SQUARE FEET ±

**NEW ZONING DESIGNATION: RURAL ESTATE/RE**

TRACT A - TO BE DEDICATED TO CITY OF BRIGHTON