

**BRIGHTON CITY COUNCIL RESOLUTION
VILLAGE AT SOUTHGATE BRIGHTON**

DEVELOPMENT AGREEMENT AND FINAL PLAT

RESOLUTION NO.: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE VILLAGE AT SOUTHGATE BRIGHTON AN APPROXIMATE 79.811 ACRE PROPERTY, GENERALLY LOCATED WITHIN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH 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, PFG Acquisitions, LLC, (the “Owner”) owns an approximately 79.811 acre property, generally located south of E. 120th Avenue, east of Peoria Street, and west of Potomac Street, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, Fred Cooke, Lorax Construction (the “Applicant”), on behalf of the Owner, has requested approval of the Village at Southgate Brighton Final Plat, attached hereto as **EXHIBIT B** (the “Final Plat”); and

WHEREAS, the Property was annexed to the City of Brighton (the “City”) on August 2, 1988 and zoned as PUD (Planned Unit Development) on February 4, 2014; and

WHEREAS, the Planning Commission, during a public hearing held on January 28, 2014, approved a Preliminary Plat for the Property; and

WHEREAS, the City Council finds and declares that, although not required by the *Municipal Code*, a Notice of Public Hearing was posted on the Property and published in the *Brighton Standard Blade*, for no less than five (5) days prior to the date of the City Council public hearing; and

WHEREAS, the Applicant has certified that all applicable Mineral Owners associated with the Property were provided proper and lawful written notice of the Planning Commission public hearing regarding the Preliminary Plat, held on January 28, 2014, which was the initial public hearing regarding surface development of the Property, for no less than thirty (30) days prior to said public hearing, in accordance with Title 24, Section 65.5 of the Colorado State Statutes (C.R.S.); and

WHEREAS, the City Council conducted a public hearing, during a meeting, on May 19, 2015, to review and consider a Final Plat Application and Development Agreement for the Property; and

WHEREAS, the Council has reviewed the Final Plat pursuant to the applicable provisions and criteria set forth in the *Municipal Code*; and

WHEREAS, the City Council finds and declares that the Final Plat does comply with the requirements of the Final Plat 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. That the Village at Southgate Brighton Final Plat, attached hereto as **Exhibit B**, is hereby approved.

Section 2. That the Village at Southgate Brighton Development Agreement, attached hereto as **Exhibit C**, is hereby approved.

Section 3. That the Mayor is authorized to execute the Final Plat and Development Agreement for the Village at Southgate Brighton, and in furtherance thereof, that the City Manager and/or his designees are 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 19th day of May, 2015.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, Esq., City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH RANGE 67 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF
COLORADO, DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, EXCEPT THE NORTH 30 FEET THEREOF ON A LINE
PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER,
BEING THE RIGHT OF WAY OF EAST 120TH AVENUE.

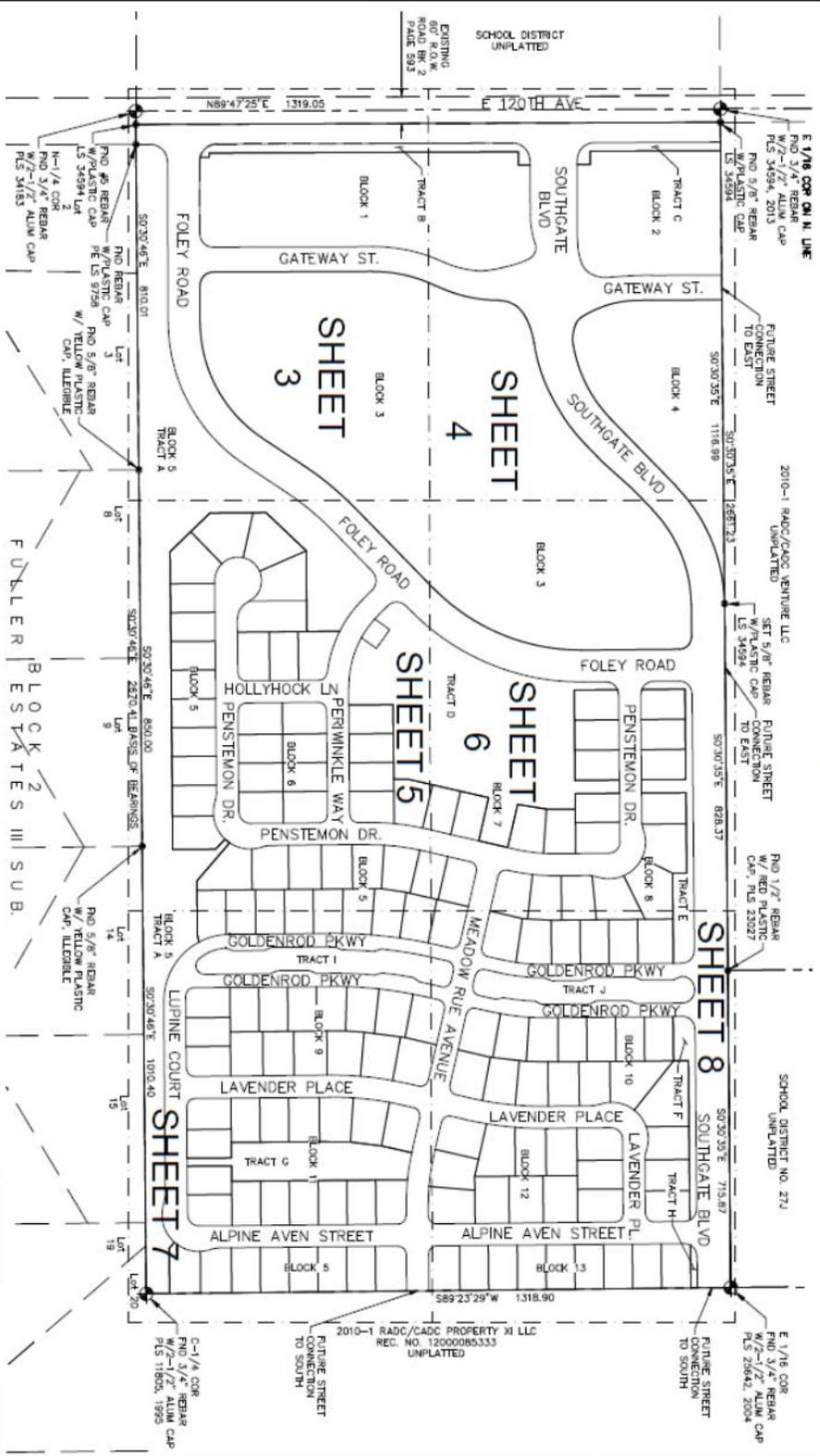
PARCEL CONTAINS 79.811 ACRES MORE OR LESS.

EXHIBIT B

THE VILLAGE AT SOUTHGATE BRIGHTON

**[REDUCED COPY OF
FINAL PLAT BEGINS: 1 OF 9 PAGES.]**

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
 LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 8



FINAL PLAT	
VILLAGE AT SOUTHGATE BRIGHTON	
SHEET 2 OF 8	
DATE	APR 28, 2015
DRAWN BY	CSB
DESIGNED BY	UCOS
CHECKED BY	DBS
CUSTOMER	FINA P&E
APP. NO.	15120023
8940 WEST COLFAX AVE LAKEWOOD, CO 80215 Ph. 303-233-3265	

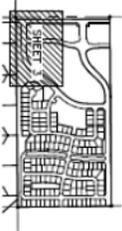
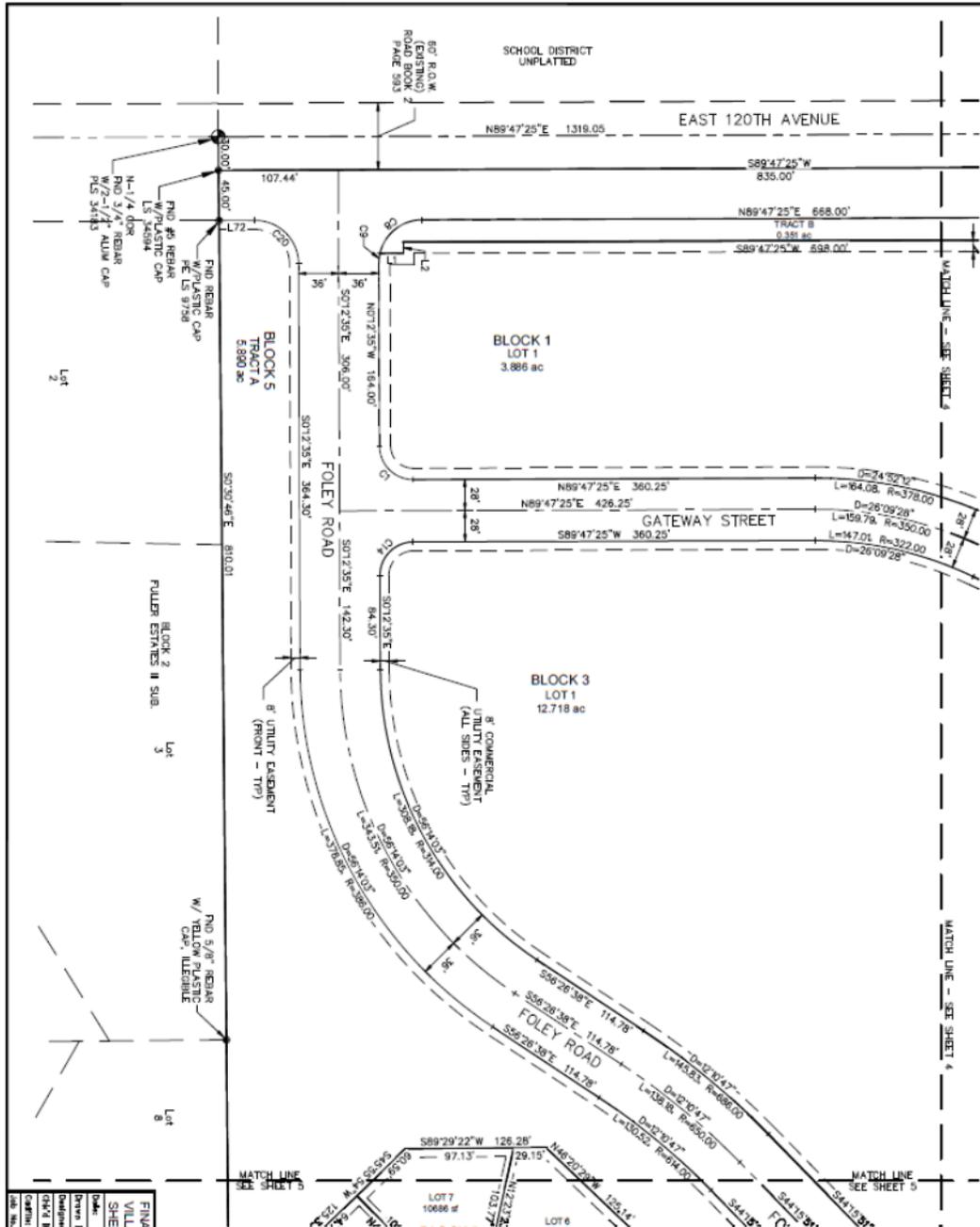


FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON

LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 8



Line #	Direction	Length
L1	S89°47'25"W	20.95
L2	S00°12'35"E	10.00
L72	S89°47'25"W	32.21

Curve #	Length	Radius	Delta
C1	47.12	30.00	90°00'00"
C8	52.18	39.00	76°39'28"
C9	9.08	39.00	132°00'32"
C14	47.12	30.00	90°00'00"
C20	61.26	39.00	90°00'00"

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
SHEET 3 OF 8

Date: APR 21, 2015
Drawn by: CES
Designed by: UGD
Checked by: DMS
Contract: FINAL PLAT
City No.: 15129293

TAMARACK
CONSULTING, LLC
8840 WEST COUNTRAY AVE
LAKEWOOD, CO 80228
PH: 303-733-0265

Final Plat by City of Brighton - 08/01/2015

FINAL PLAT

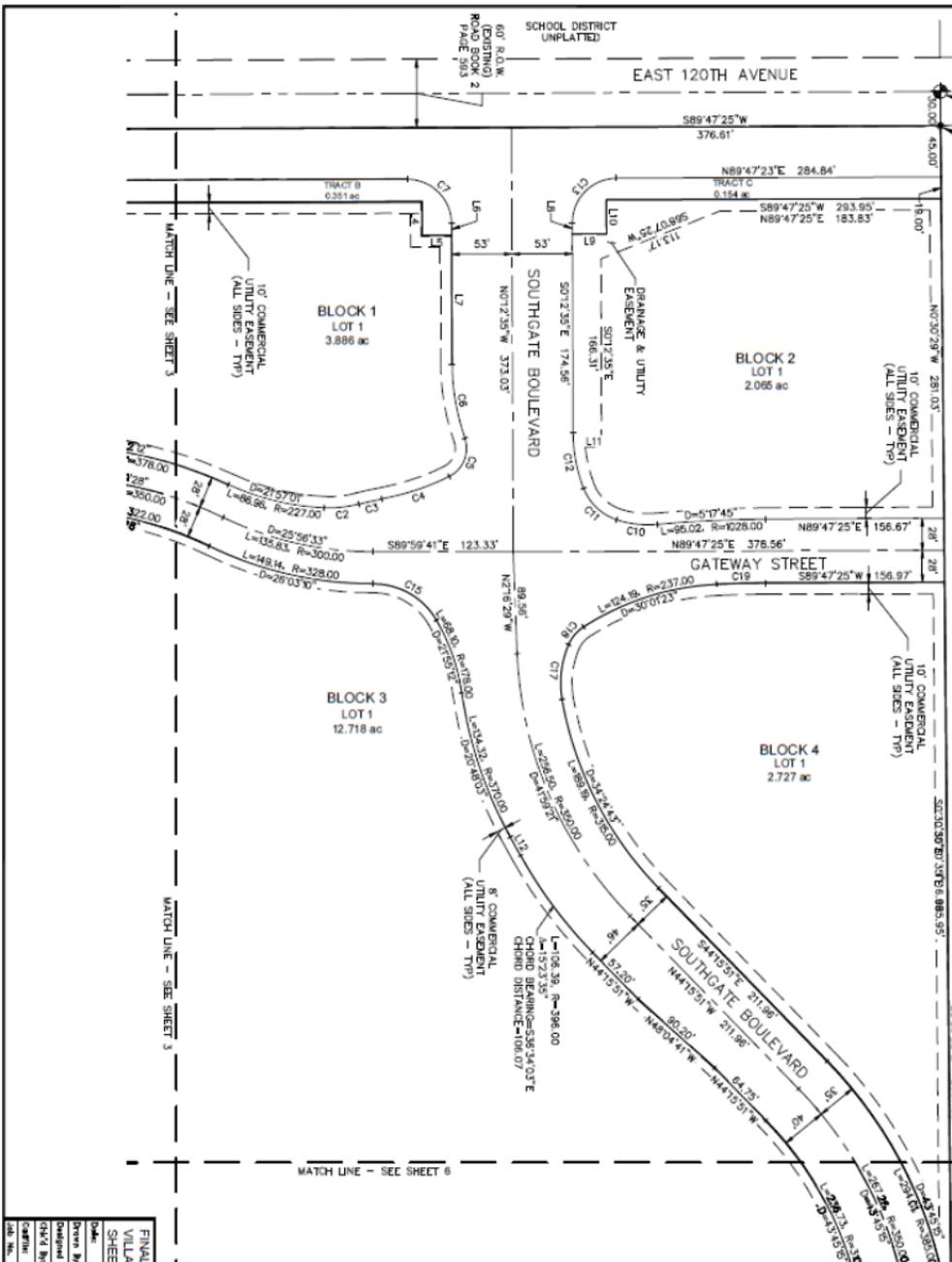
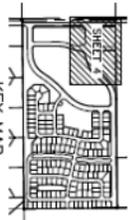
VILLAGE AT SOUTHGATE BRIGHTON

LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 8



2010-1 RAC/CAD VENTURE LLC
UNPLATTED



Line #	Direction	Length
L4	N0017.35° W	30.00
L5	S89°47'25" W	26.00
L6	S0017.35° E	11.00
L7	N0017.35° W	112.83
L8	N0017.35° W	10.00
L9	S89°47'25" W	30.00
L10	S0017.35° E	30.00
L11	S89°47'30" W	14.27
L12	N2637.32° W	18.83

Curve #	Length	Radius	Delta
C2	30.93	99.50	17°48'48"
C3	20.66	250.00	4°44'08"
C4	62.64	222.50	16°07'53"
C5	38.81	272.50	8°26'21"
C6	66.28	197.50	18°13'44"
C7	61.26	39.00	90°00'00"
C10	38.55	87.00	24°04'08"
C11	41.19	47.00	50°12'27"
C12	50.08	136.50	21°01'11"
C13	61.26	39.00	90°00'00"
C15	67.05	64.00	60°01'37"
C17	46.16	65.00	33°08'16"
C18	20.73	35.00	33°56'18"
C19	43.15	972.00	2°32'38"

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
SHEET 4 OF 8

DATE: APR 28, 2015

Drawn By: CBB

Checked By: UCDS

OK'd By: DMB

CAD: FINAL PLAT

MAP NO.: T312003

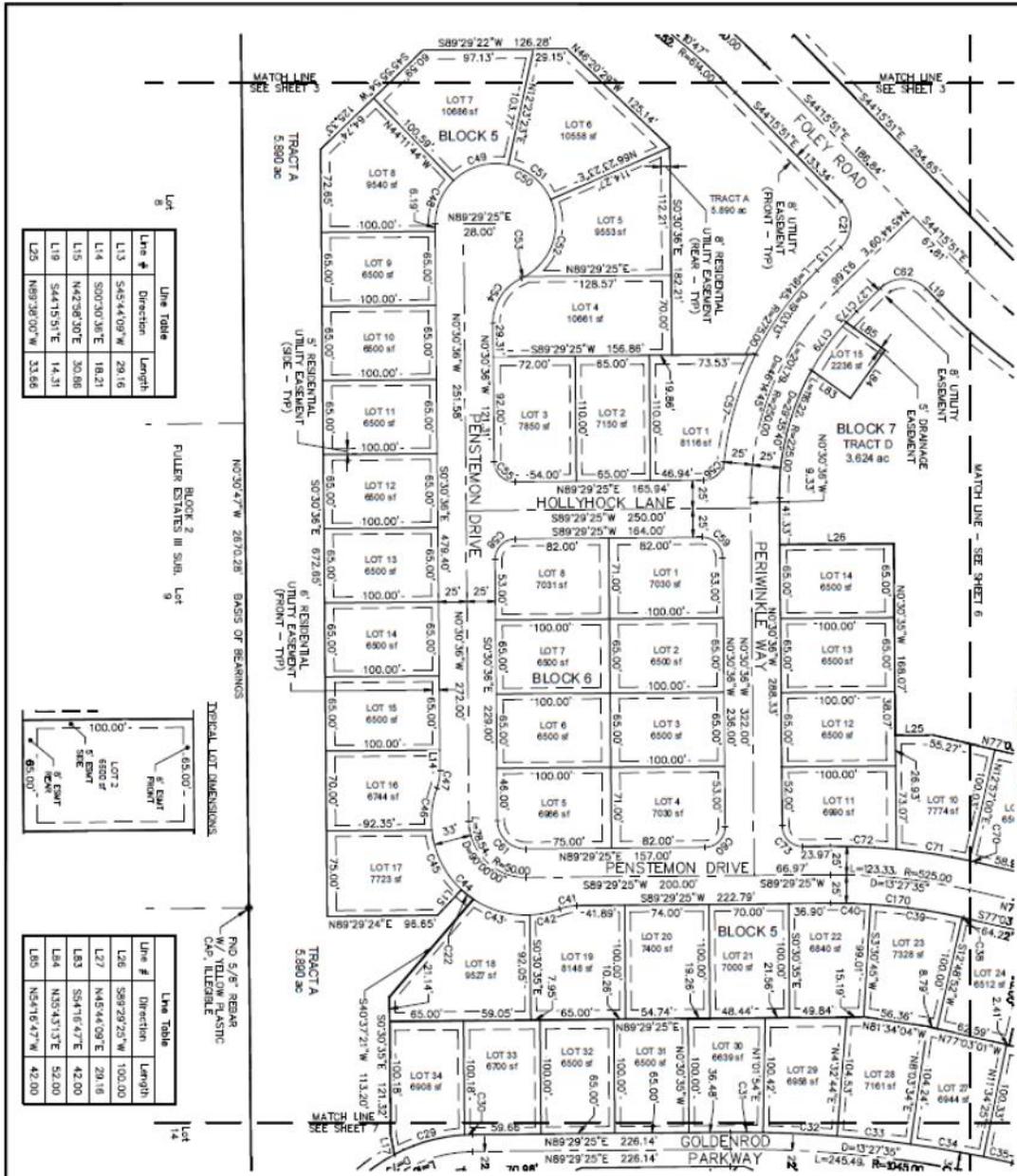
TAMARACK
COMMUNITY LTD

8940 WEST COFFEE AVE
LAKEWOOD, CO 80225
ph. 303-233-3265

100% Final Plat - 10/10/2014

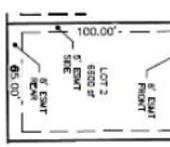


FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
 LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
 CITY OF BRIGHTON COUNTY OF ADAMS STATE OF COLORADO
 SHEET 5 OF 8



Line Table

Line #	Direction	Length
L13	S45°44'09\"W	29.16
L14	S00°30'30\"E	18.21
L15	N42°38'30\"E	30.86
L16	S44°15'11\"E	14.31
L25	N89°38'00\"W	23.66



Line Table

Line #	Direction	Length
L26	S89°29'25\"W	100.00
L27	N45°44'09\"E	29.16
L28	S41°6'47\"E	42.00
L29	N33°43'13\"E	52.00
L30	N41°6'47\"W	42.00

Curve #	Length	Radius	Data
C21	44.77	28.50	90°00'00"
C22	13.36	83.00	9°13'12"
C28	1.02	500.00	0°06'59"
C39	81.34	500.00	9°18'16"
C40	35.10	500.00	4°01'30"
C41	15.41	43.00	20°31'37"
C42	26.87	83.00	18°33'07"
C43	52.50	83.00	36°42'27"
C44	189.80	83.00	131°03'13"
C45	99.75	83.00	41°15'12"
C46	37.38	83.00	20°47'19"
C47	15.41	43.00	20°31'37"
C48	42.84	53.00	46°18'51"
C49	52.29	53.00	56°31'57"
C50	228.88	53.00	245°22'32"
C51	50.00	53.00	54°03'08"
C52	78.27	53.00	64°36'42"
C53	3.57	53.00	3°51'52"
C54	49.05	43.00	65°22'32"
C55	28.27	18.00	90°00'00"
C56	26.20	18.00	83°24'06"
C57	98.84	275.00	20°35'38"
C58	28.27	18.00	90°00'00"
C59	28.27	18.00	90°00'00"
C60	28.27	18.00	90°00'00"
C61	39.27	25.00	90°00'00"
C62	44.77	28.50	90°00'00"
C70	6.03	550.00	0°37'42"
C71	65.04	550.00	6°46'31"
C72	56.13	550.00	6°03'22"
C73	28.27	18.00	90°00'00"
C74	13.27	225.00	3°27'48"
C79	52.12	225.00	13°16'17"

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
 SHEET 5 OF 8

DATE: APR 28, 2015

DRAWN BY: CBE

DESIGNED BY: CBE

8840 WEST CULFAX AVE
 LAKEWOOD, CO 80275
 PH: 303-233-9285

FILE NO. 15-0259



FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
 LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 8

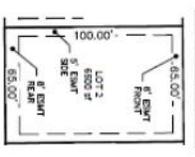
2010-1 PAC/CAC VENTURE LLC
 (UNPLATTED)



Line #	Direction	Length
L20	N89°29'25"E	92.74
L21	N89°29'24"E	100.00
L22	S89°29'24"W	100.00
L23	N89°35'07"W	63.01
L24	N80°48'58"W	63.94
L28	N89°29'25"E	99.00
L29	N89°29'24"E	100.00
L30	S89°29'24"W	100.00
L31	N89°29'25"E	31.77
L34	S89°29'25"W	63.82

Curve Table

Curve #	Length	Radius	Delta
C16	44.77	28.50	90°00'00"
C17	28.27	18.00	90°00'00"
C18	34.01	28.50	69°22'55"
C19	44.77	28.50	90°00'00"
C20	10.75	28.50	27°57'05"
C21	39.27	25.00	90°00'00"
C22	34.85	450.00	4°28'14"
C23	105.71	450.00	13°27'35"
C24	70.86	450.00	9°01'21"
C25	6.03	550.00	0°37'42"
C26	10.75	28.50	27°57'06"
C27	34.01	28.50	69°22'54"
C28	44.77	28.50	90°00'00"
C29	28.26	18.00	89°58'07"
C30	57.06	500.00	8°32'20"
C31	60.12	500.00	8°53'22"
C32	5.02	43.00	7°29'51"
C33	9.78	43.00	13°02'06"
C34	63.67	83.00	43°02'59"
C35	58.15	83.00	40°08'20"
C36	68.13	83.00	47°01'34"
C37	11.17	43.00	14°52'37"
C38	4.24	43.00	5°30'40"
C39	44.77	28.50	90°00'00"
C40	189.85	83.00	131°03'37"



FINAL PLAT
 VILLAGE AT SOUTHGATE BRIGHTON
 SHEET 6 OF 8

Drawn By: CBE
 Date: APR 28, 2015

Designed By: CBE
 CADD By: CBE
 CHECKED BY: CBE
 DATE: FINAL PLAT

TAMARACK CONSULTING LLC
 8940 WEST COULFAX AVE
 LARIMOND, CO 80215
 PH: 303-233-3765

DATE: 04/28/2015



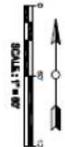
SCALE: 1"=1000'

FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON

LOCATED IN SECTION 1, T2S, R67W OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

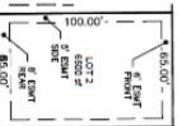
SHEET 7 OF 8



Line #	Direction	Length	Curve Table
L16	S102°52'E	17.07	
L17	S41°18'27"W	17.63	
L18	S86°50'30"E	17.37	
L19	N66°59'25"E	18.29	
L20	S85°28'06"E	17.98	
L21	N72°32'4"E	17.98	
L22	N56°54'08"W	18.64	
L23	S73°52'16"W	18.64	
L24	S80°39'25"W	30.83	
L25	N68°59'25"W	18.29	
L26	N82°27'16"W	22.87	
L27	N82°27'16"W	42.17	
L28	N82°27'16"W	10.23	
L29	S70°30'35"E	28.54	
L30	N77°03'00"E	28.54	
L31	N77°03'00"E	28.54	
L32	N77°03'00"E	28.54	
L33	N77°03'00"E	28.54	
L34	N77°03'00"E	28.54	
L35	N77°03'00"E	28.54	
L36	N77°03'00"E	28.54	
L37	N77°03'00"E	28.54	
L38	N77°03'00"E	28.54	
L39	N77°03'00"E	28.54	
L40	N77°03'00"E	28.54	
L41	N77°03'00"E	28.54	
L42	N77°03'00"E	28.54	
L43	N77°03'00"E	28.54	
L44	N77°03'00"E	28.54	
L45	N77°03'00"E	28.54	
L46	N77°03'00"E	28.54	
L47	N77°03'00"E	28.54	
L48	N77°03'00"E	28.54	
L49	N77°03'00"E	28.54	
L50	N77°03'00"E	28.54	
L51	N77°03'00"E	28.54	
L52	N77°03'00"E	28.54	
L53	N77°03'00"E	28.54	
L54	N77°03'00"E	28.54	
L55	N77°03'00"E	28.54	
L56	N77°03'00"E	28.54	
L57	N77°03'00"E	28.54	
L58	N77°03'00"E	28.54	
L59	N77°03'00"E	28.54	
L60	N77°03'00"E	28.54	
L61	N77°03'00"E	28.54	
L62	N77°03'00"E	28.54	
L63	N77°03'00"E	28.54	
L64	N77°03'00"E	28.54	
L65	N77°03'00"E	28.54	
L66	N77°03'00"E	28.54	
L67	N77°03'00"E	28.54	
L68	N77°03'00"E	28.54	
L69	N77°03'00"E	28.54	
L70	N77°03'00"E	28.54	
L71	N77°03'00"E	28.54	
L72	N77°03'00"E	28.54	
L73	N77°03'00"E	28.54	
L74	N77°03'00"E	28.54	
L75	N77°03'00"E	28.54	
L76	N77°03'00"E	28.54	
L77	N77°03'00"E	28.54	
L78	N77°03'00"E	28.54	

2010-1 RADC/CADC PROPERTY X LLC
REC. NO. 12000060333
UNPLATTED

FOR EXISTING PUBLIC SERVICE RECORDS
REC. NO. C0887048
TYPICAL LOT DIMENSIONS



Curve #	Length	Radius	Delta
C23	15.41	43.00	20°31'37"
C24	98.53	83.00	68°42'34"
C25	28.27	18.00	90°00'00"
C26	15.41	43.00	20°31'37"
C27	28.83	83.00	18°31'28"
C28	63.48	83.00	43°59'14"
C29	64.71	150.00	24°43'07"
C30	7.34	150.00	24°01'18"
C31	28.52	1060.00	1°32'29"
C32	65.01	1060.00	3°50'56"
C33	65.01	1060.00	3°50'56"
C34	65.01	1060.00	3°50'56"
C35	65.95	110.00	34°21'03"
C36	11.82	1030.00	0°38'48"
C37	70.70	1023.00	3°57'34"
C38	125.96	1030.00	7°07'24"
C39	57.89	940.00	2°18'35"
C40	68.88	977.00	4°05'49"
C41	100.38	970.00	5°55'44"
C42	49.24	20.00	141°03'27"
C43	28.27	18.00	90°00'00"
C44	28.27	18.00	90°00'00"
C45	28.27	18.00	90°00'00"
C46	28.27	18.00	90°00'00"
C47	28.27	18.00	90°00'00"
C48	28.27	18.00	90°00'00"
C49	28.27	18.00	90°00'00"
C50	28.27	18.00	90°00'00"
C51	28.27	18.00	90°00'00"
C52	28.27	18.00	90°00'00"
C53	28.27	18.00	90°00'00"
C54	28.27	18.00	90°00'00"
C55	28.27	18.00	90°00'00"
C56	28.27	18.00	90°00'00"
C57	28.27	18.00	90°00'00"
C58	28.27	18.00	90°00'00"
C59	28.27	18.00	90°00'00"
C60	28.27	18.00	90°00'00"
C61	28.27	18.00	90°00'00"
C62	28.27	18.00	90°00'00"
C63	28.27	18.00	90°00'00"
C64	28.27	18.00	90°00'00"
C65	28.27	18.00	90°00'00"
C66	28.27	18.00	90°00'00"
C67	28.27	18.00	90°00'00"
C68	28.27	18.00	90°00'00"
C69	28.27	18.00	90°00'00"
C70	28.27	18.00	90°00'00"
C71	28.27	18.00	90°00'00"
C72	28.27	18.00	90°00'00"
C73	28.27	18.00	90°00'00"
C74	28.27	18.00	90°00'00"
C75	28.27	18.00	90°00'00"
C76	28.27	18.00	90°00'00"
C77	28.27	18.00	90°00'00"
C78	28.27	18.00	90°00'00"
C79	28.27	18.00	90°00'00"
C80	28.27	18.00	90°00'00"
C81	28.27	18.00	90°00'00"
C82	28.27	18.00	90°00'00"
C83	28.27	18.00	90°00'00"
C84	28.27	18.00	90°00'00"
C85	28.27	18.00	90°00'00"
C86	28.27	18.00	90°00'00"
C87	28.27	18.00	90°00'00"
C88	28.27	18.00	90°00'00"
C89	28.27	18.00	90°00'00"
C90	28.27	18.00	90°00'00"
C91	28.27	18.00	90°00'00"
C92	28.27	18.00	90°00'00"
C93	28.27	18.00	90°00'00"
C94	28.27	18.00	90°00'00"
C95	28.27	18.00	90°00'00"
C96	28.27	18.00	90°00'00"
C97	28.27	18.00	90°00'00"
C98	28.27	18.00	90°00'00"
C99	28.27	18.00	90°00'00"
C100	28.27	18.00	90°00'00"

FINAL PLAT
VILLAGE AT SOUTHGATE BRIGHTON
SHEET 7 OF 8

DATE: APR 28, 2015
DRAWN BY: CBE
CHECKED BY: DMB
CITY: BRIGHTON, CO
COUNTY: ADAMS, CO
STATE: COLORADO

8840 WEST COTMAN AVE
LAKEDALE, CO 80023
PH: 303-233-3265

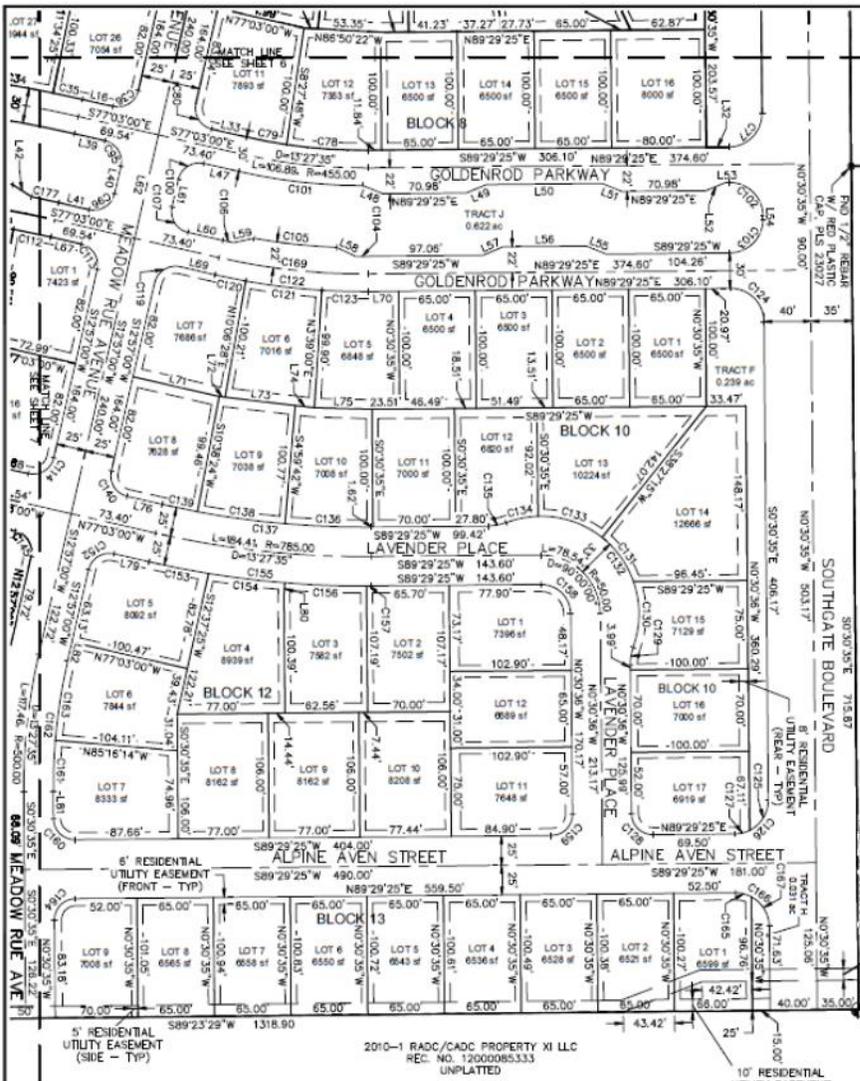
TAMMACK
COMMUNITY LTD

11-2014-PLAT-00001-0000

FINAL PLAT

VILLAGE AT SOUTHGATE BRIGHTON
 LOCATED IN SECTION 1, T2S, R67W OF THE 6TH PM,
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 8 OF 8

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L16	N77°03'00"W	26.54	L33	S89°29'25"W	2.88	L70	S89°29'25"W	25.13
L17	S89°29'25"W	19.27	L34	N00°30'35"W	3.00	L71	N77°03'00"W	76.02
L18	S77°03'00"W	20.40	L35	N68°00'35"W	18.29	L72	N83°20'12"W	4.88
L19	S77°03'00"W	20.54	L36	S89°29'25"W	70.98	L73	N83°20'12"W	60.02
L20	S77°03'00"W	24.00	L37	S46°59'25"W	18.29	L74	N83°20'12"W	16.26
L21	N77°03'00"W	20.54	L38	N64°30'35"W	17.54	L75	N89°24'25"W	48.76
L22	S77°03'00"W	20.40	L39	S77°06'28"W	17.57	L76	S77°03'00"W	30.40
L23	S68°00'35"W	18.34	L40	N77°03'00"W	30.40	L77	N77°03'00"W	30.40
L24	S68°00'35"W	18.29	L41	N12°30'00"E	24.00	L78	N04°11'6"E	10.15
L25	S68°00'35"W	18.29	L42	S72°37'00"W	50.00	L79	S00°30'35"E	23.09
L26	S68°00'35"W	18.29	L43	N77°03'00"W	26.54	L80	S72°37'00"W	76.72
L27	S68°00'35"W	18.29	L44	N77°03'00"W	30.40			



Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C26	25.47	1060.00	172.35°	C130	57.00	83.00	3927.96°
C27	26.27	18.00	90°00'00"	C131	46.82	83.00	3271.04°
C28	44.77	26.50	90°00'00"	C132	169.65	83.00	13103.13°
C29	34.45	440.00	838.74°	C133	58.43	83.00	407.933°
C30	36.81	18.00	90°00'00"	C134	27.75	83.00	1909.34°
C31	28.27	18.00	90°00'00"	C135	15.41	43.00	2031.36°
C32	28.27	18.00	90°00'00"	C136	73.02	760.00	5301.7°
C33	28.27	18.00	90°00'00"	C137	178.54	760.00	1327.35°
C34	28.27	18.00	90°00'00"	C138	74.88	760.00	538.43°
C35	44.77	28.50	90°00'00"	C139	30.64	760.00	278.36°
C36	44.77	28.50	90°00'00"	C140	28.27	18.00	90°00'00"
C37	44.77	28.50	90°00'00"	C141	28.27	18.00	90°00'00"
C38	44.77	28.50	90°00'00"	C142	28.27	18.00	90°00'00"
C39	44.77	28.50	90°00'00"	C143	28.27	18.00	90°00'00"
C40	44.77	28.50	90°00'00"	C144	28.27	18.00	90°00'00"
C41	44.77	28.50	90°00'00"	C145	28.27	18.00	90°00'00"
C42	44.77	28.50	90°00'00"	C146	28.27	18.00	90°00'00"
C43	44.77	28.50	90°00'00"	C147	28.27	18.00	90°00'00"
C44	44.77	28.50	90°00'00"	C148	28.27	18.00	90°00'00"
C45	44.77	28.50	90°00'00"	C149	28.27	18.00	90°00'00"
C46	44.77	28.50	90°00'00"	C150	28.27	18.00	90°00'00"
C47	44.77	28.50	90°00'00"	C151	28.27	18.00	90°00'00"
C48	44.77	28.50	90°00'00"	C152	28.27	18.00	90°00'00"
C49	44.77	28.50	90°00'00"	C153	28.27	18.00	90°00'00"
C50	44.77	28.50	90°00'00"	C154	28.27	18.00	90°00'00"
C51	44.77	28.50	90°00'00"	C155	28.27	18.00	90°00'00"
C52	44.77	28.50	90°00'00"	C156	28.27	18.00	90°00'00"
C53	44.77	28.50	90°00'00"	C157	28.27	18.00	90°00'00"
C54	44.77	28.50	90°00'00"	C158	28.27	18.00	90°00'00"
C55	44.77	28.50	90°00'00"	C159	28.27	18.00	90°00'00"
C56	44.77	28.50	90°00'00"	C160	28.27	18.00	90°00'00"
C57	44.77	28.50	90°00'00"	C161	28.27	18.00	90°00'00"
C58	44.77	28.50	90°00'00"	C162	28.27	18.00	90°00'00"
C59	44.77	28.50	90°00'00"	C163	28.27	18.00	90°00'00"
C60	44.77	28.50	90°00'00"	C164	28.27	18.00	90°00'00"
C61	44.77	28.50	90°00'00"	C165	28.27	18.00	90°00'00"
C62	44.77	28.50	90°00'00"	C166	28.27	18.00	90°00'00"
C63	44.77	28.50	90°00'00"	C167	28.27	18.00	90°00'00"
C64	44.77	28.50	90°00'00"	C168	28.27	18.00	90°00'00"
C65	44.77	28.50	90°00'00"	C169	28.27	18.00	90°00'00"
C66	44.77	28.50	90°00'00"	C170	28.27	18.00	90°00'00"
C67	44.77	28.50	90°00'00"	C171	28.27	18.00	90°00'00"
C68	44.77	28.50	90°00'00"	C172	28.27	18.00	90°00'00"
C69	44.77	28.50	90°00'00"	C173	28.27	18.00	90°00'00"
C70	44.77	28.50	90°00'00"	C174	28.27	18.00	90°00'00"
C71	44.77	28.50	90°00'00"	C175	28.27	18.00	90°00'00"
C72	44.77	28.50	90°00'00"	C176	28.27	18.00	90°00'00"
C73	44.77	28.50	90°00'00"	C177	28.27	18.00	90°00'00"
C74	44.77	28.50	90°00'00"	C178	28.27	18.00	90°00'00"
C75	44.77	28.50	90°00'00"	C179	28.27	18.00	90°00'00"
C76	44.77	28.50	90°00'00"	C180	28.27	18.00	90°00'00"
C77	44.77	28.50	90°00'00"	C181	28.27	18.00	90°00'00"
C78	44.77	28.50	90°00'00"	C182	28.27	18.00	90°00'00"
C79	44.77	28.50	90°00'00"	C183	28.27	18.00	90°00'00"
C80	44.77	28.50	90°00'00"	C184	28.27	18.00	90°00'00"
C81	44.77	28.50	90°00'00"	C185	28.27	18.00	90°00'00"
C82	44.77	28.50	90°00'00"	C186	28.27	18.00	90°00'00"
C83	44.77	28.50	90°00'00"	C187	28.27	18.00	90°00'00"
C84	44.77	28.50	90°00'00"	C188	28.27	18.00	90°00'00"
C85	44.77	28.50	90°00'00"	C189	28.27	18.00	90°00'00"
C86	44.77	28.50	90°00'00"	C190	28.27	18.00	90°00'00"
C87	44.77	28.50	90°00'00"	C191	28.27	18.00	90°00'00"
C88	44.77	28.50	90°00'00"	C192	28.27	18.00	90°00'00"
C89	44.77	28.50	90°00'00"	C193	28.27	18.00	90°00'00"
C90	44.77	28.50	90°00'00"	C194	28.27	18.00	90°00'00"
C91	44.77	28.50	90°00'00"	C195	28.27	18.00	90°00'00"
C92	44.77	28.50	90°00'00"	C196	28.27	18.00	90°00'00"
C93	44.77	28.50	90°00'00"	C197	28.27	18.00	90°00'00"
C94	44.77	28.50	90°00'00"	C198	28.27	18.00	90°00'00"
C95	44.77	28.50	90°00'00"	C199	28.27	18.00	90°00'00"
C96	44.77	28.50	90°00'00"	C200	28.27	18.00	90°00'00"
C97	44.77	28.50	90°00'00"	C201	28.27	18.00	90°00'00"
C98	44.77	28.50	90°00'00"	C202	28.27	18.00	90°00'00"
C99	44.77	28.50	90°00'00"	C203	28.27	18.00	90°00'00"
C100	44.77	28.50	90°00'00"	C204	28.27	18.00	90°00'00"
C101	44.77	28.50	90°00'00"	C205	28.27	18.00	90°00'00"
C102	44.77	28.50	90°00'00"	C206	28.27	18.00	90°00'00"
C103	44.77	28.50	90°00'00"	C207	28.27	18.00	90°00'00"
C104	44.77	28.50	90°00'00"	C208	28.27	18.00	90°00'00"
C105	44.77	28.50	90°00'00"	C209	28.27	18.00	90°00'00"
C106	44.77	28.50	90°00'00"	C210	28.27	18.00	90°00'00"
C107	44.77	28.50	90°00'00"	C211	28.27	18.00	90°00'00"
C108	44.77	28.50	90°00'00"	C212	28.27	18.00	90°00'00"
C109	44.77	28.50	90°00'00"	C213	28.27	18.00	90°00'00"
C110	44.77	28.50	90°00'00"	C214	28.27	18.00	90°00'00"
C111	44.77	28.50	90°00'00"	C215	28.27	18.00	90°00'00"
C112	44.77	28.50	90°00'00"	C216	28.27	18.00	90°00'00"
C113	44.77	28.50	90°00'00"	C217	28.27	18.00	90°00'00"
C114	44.77	28.50	90°00'00"	C218	28.27	18.00	90°00'00"
C115	44.77	28.50	90°00'00"	C219	28.27	18.00	90°00'00"
C116	44.77	28.50	90°00'00"	C220	28.27	18.00	90°00'00"
C117	44.77	28.50	90°00'00"	C221	28.27	18.00	90°00'00"
C118	44.77	28.50	90°00'00"	C222	28.27	18.00	90°00'00"
C119	44.77	28.50	90°00'00"	C223	28.27	18.00	90°00'00"
C120	44.77	28.50	90°00'00"	C224	28.27	18.00	90°00'00"
C121	44.77	28.50	90°00'00"	C225	28.27	18.00	90°00'00"
C122	44.77	28.50	90°00'00"	C226	28.27	18.00	90°00'00"
C123	44.77	28.50	90°00'00"	C227	28.27	18.00	90°00'00"
C124	44.77	28.50	90°00'00"	C228	28.27	18.00	90°00'00"
C125	44.77	28.50	90°00'00"	C229	28.27	18.00	90°00'00"
C126	44.77	28.50	90°00'00"	C230	28.27	18.00	90°00'00"
C127	44.77	28.50	90°00'00"	C231	28.27	18.00	90°00'00"
C128	44.77	28.50	90°00'00"	C232	28.27	18.00	90°00'00"
C129	44.77	28.50	90°00'00"	C233	28.27	18.00	90°00'00"
C130	44.77	28.50	90°00'00"	C234	28.27	18.00	90°00'00"
C131	44.77	28.50	90°00'00"	C235	28.27	18.00	90°00'00"
C132	44.77	28.50	90°00'00"	C236	28.27	18.00	90°00'00"
C133	44.77	28.50	90°00'00"	C237	28.27	18.00	90°00'00"
C134	44.77	28.50	90°00'00"	C238	28.27	18.00	90°00'00"
C135	44.77	28.50	90°00'00"	C239	28.27	18.00	90°

EXHIBIT C

DEVELOPMENT AGREEMENT