

BROMLEY PARK PUD 17th AMENDMENT (MAJOR)

TRACT A, BROMLEY PARK FILING NO. 5 AND AN UNPLATTED PORTION OF A PART OF THE NORTHWEST QUARTER OF SECTION 11, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

1 OF 2

LEGAL DESCRIPTION OF PUD AREA

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT A, BROMLEY PARK FILING NO. 5 AND AN UNPLATTED PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N89°48'26" E, A DISTANCE OF 2637.19 FEET; THENCE S00°18'18" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 759.88 FEET, THENCE N89°48'26"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N89°48'26" E, 521.78 FEET TO A POINT ON THE EASTERN BOUNDARY OF TRACT B, BROMLEY PARK FILING NO. 5; THENCE S00°18'18"E, ALONG THE EASTERN BOUNDARY OF SAID TRACT B, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERN BOUNDARY OF TRACT A, BROMLEY PARK FILING NO. 5; THENCE ALONG THE EASTERN AND SOUTHERN BOUNDARY OF SAID TRACT A THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE N89°48'26"E A DISTANCE OF 0.28 FEET;
- 2) THENCE S09°19'12"W A DISTANCE OF 8.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF GROSBEAK STREET;
- 3) THENCE S89°41'42"W, ALONG THE NORTHERN RIGHT OF WAY LINE OF GROSBEAK STREET, A DISTANCE OF 440.64 FEET;
- 4) THENCE CONTINUING ALONG THE NORTHERN RIGHT OF WAY LINE OF GROSBEAK STREET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.35 FEET, A CENTRAL ANGLE OF 33°42'29", AND A CHORD BEARING N73°27'04"W A DISTANCE OF 31.89 FEET;

THENCE S89°48'26"W A DISTANCE OF 49.48 FEET ; THENCE N00°18'18"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,
STATE OF COLORADO

SAID PARCEL CONTAINS 69,227 SQUARE FEET, 1.59 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

NORTH STAR EQUITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE LANDS HERIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER TERMS HEREON.

BY: _____
_____ AS MANAGER

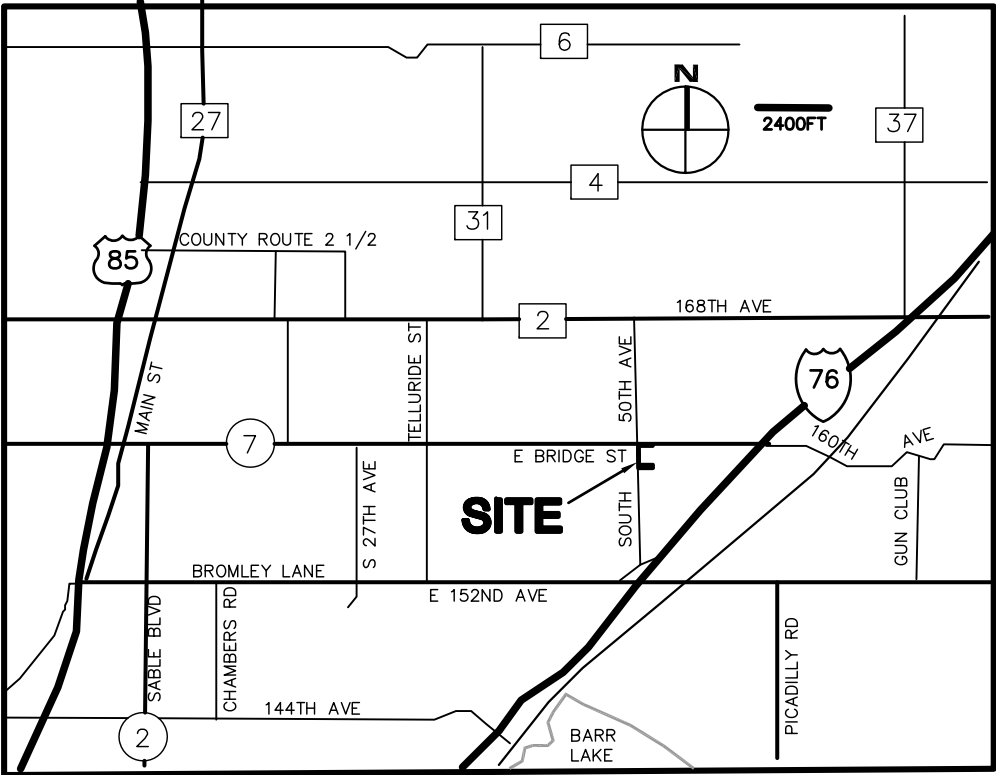
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 A.D. BY _____ AS MANAGER OF NORTH STAR EQUITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

NOTES:

- 1. THE SINGLE-FAMILY RESIDENTIAL HOMES WILL NEED TO MEET THE RESIDENTIAL DESIGN STANDARDS, SECTION 17-44 OF THE MUNICIPAL CODE.
- 2. FIVE FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS, WITH WIDTHS AS INDICATED, DESIGNATED "D.E." ARE HEREBY GRANTED ALONG EACH SIDE LOT LINE NOT ADJACENT TO A STREET. FENCES, LANDSCAPING WITH SHRUBS, NURSERY STOCK OR OTHER CROPSS, OR ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF OR ACCESS TO SAID EASEMENT. ANY OF THE ABOVE ITEMS THAT OBSTRUCT THE OPERATION OF OR ACCESS TO SAID EASEMENT MAY BE REMOVED BY THE GRANTEE WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM . ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, OR FIREPLACE CANTILEVERS MAY ENCROACH UP TO TWO FEET OVER THE EASEMENT. FOUNDATION COUNTERFORTS MAY ENCROACH UP TO FIVE FEET, RPOVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET BELOW THE TOP OF THE FOUNDATION AND AT A 45 DEGREE DOWNWARD SLOPE FROM A POINT NOT MORE THAN ONE FOOT FROM THE FOUNDATION WALL.

APPROVAL BY THE PLANNING COMMISSION

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION
THIS _____ DAY OF _____, 2015

DIRECTOR

APPROVAL BY THE CITY OF BRIGHTON CITY COUNCIL

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL
THIS _____ DAY OF _____, 2015

MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS MAP 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 _____, 2015 BY:

DEPUTY CLERK AND RECORDER

RECEPTION NO.

3	5/4/15	REVISE NOTES	D.L.L.
2	4/4/15	CITY COMMENTS	D.L.L.
1	2/17/15	FIRST SUBMITTAL	D.L.L.
NO.	DATE	DESCRIPTION	BY

Esi land surveying, llc

PO Box 13529 303-340-0113
Denver, CO 80202

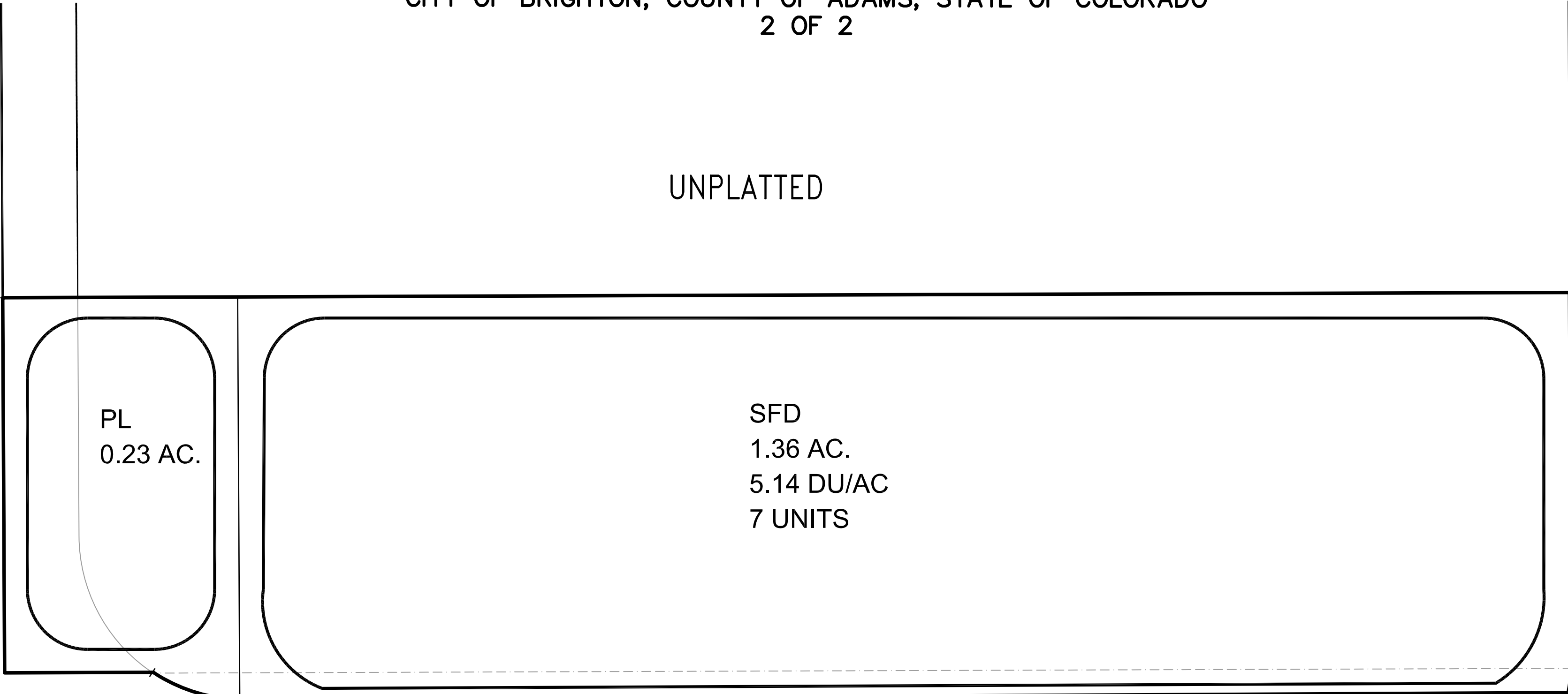
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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
2 OF 2

SOUTH 50th AVENUE

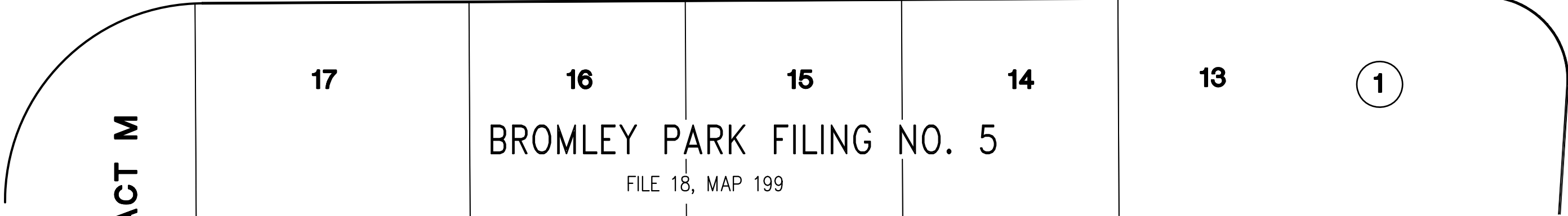
WLY LINE NW1/4 SEC. 11

60' PUBLIC RIGHT OF WAY



GROSBEAK STREET

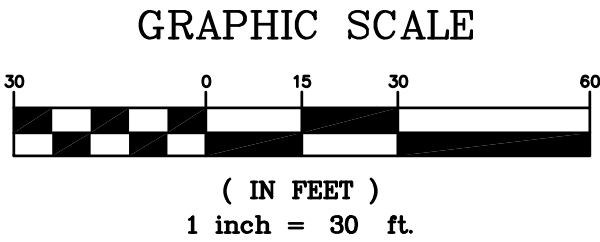
36' PUBLIC RIGHT OF WAY



TRACT M

TRACT N

SYMBOL	LAND USE	DENSITY	ACRES	UNITS
SFD	RESIDENTIAL - SINGLE FAMILY DETACHED	5.14	1.36	7
PL	PUBLIC LAND		0.23	



NO.	DATE	DESCRIPTION	BY
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