

Zoning Map Amendment James Property

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 1 South, Range 66 West of the 6th P.M.,
City of Brighton, County of Adams, State of Colorado

ZONE AMENDMENT BOUNDARY DESCRIPTION:

THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH SAID THE EASE LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 1318.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89°19'49" WEST, A DISTANCE OF 200.00 FEET; THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1318.53 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°24'34" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.05 ACRES OR 263,734 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

ZONE AMENDMENT RIGHT-OF-WAY DESCRIPTION:

ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

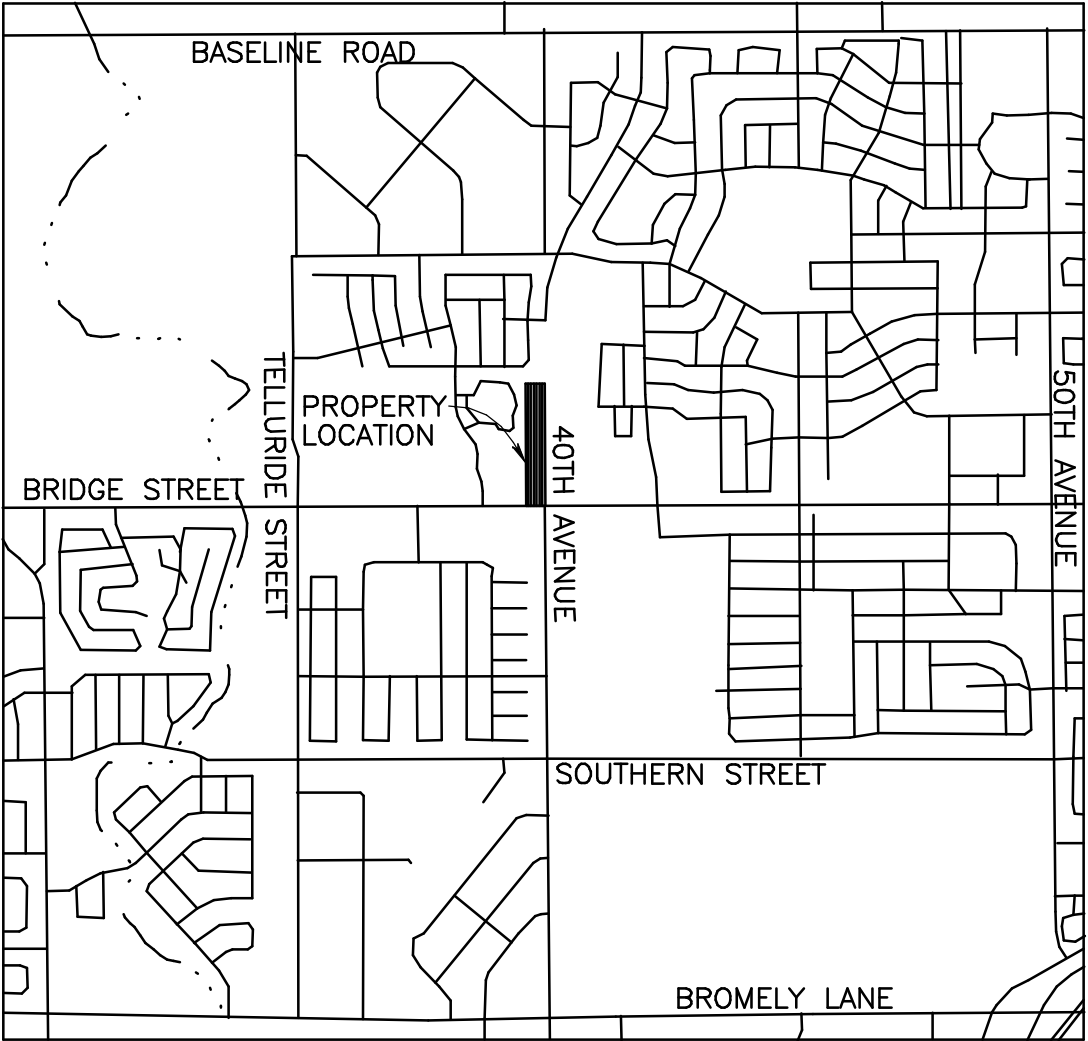
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 62.00 FEET; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 16°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 13°05'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE NORTH 89°19'49" EAST, A DISTANCE OF 3.71 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1318.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES OR 21,902 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

ZONE AMENDMENT JAMES PROPERTY DESCRIPTION:

ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 16°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 13°05'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°19'49" WEST, A DISTANCE OF 196.30 FEET; THENCE SOUTH 00°47'43" EAST, A DISTANCE OF 1256.49 FEET TO THE POINT OF BEGINNING, CONTAINING 5.55 ACRES OR 241,832 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Sheet 1 of 2



VICINITY MAP
SCALE:1"=2000'

NOTES:

1) BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°46'56" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) THIS MAP DOES NOT CONSTITUTE A LAND SURVEY PLAT OR SUBDIVISION PLAT. THIS MAP WAS CREATED USING AN ALTA/NSPS LAND TITLE SURVEY SIGNED FEBRUARY 11, 2025 BY AMERICAN WEST LAND SURVEYING.

2) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

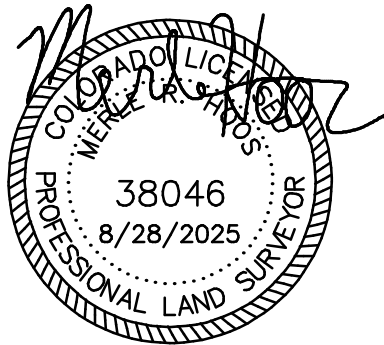
4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. IN NO EVENT SHALL THE LIABILITY EXCEED THE DOLLAR AMOUNT FOR THIS SURVEY.

5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP AMENDMENT OF JAMES PROPERTY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP IS AN ACCURATE REPRESENTATION THEREOF, AND IS IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF BRIGHTON, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

MERLE R. HOOS PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



PURPOSE AND INTENT:

THE PURPOSE OF THIS MAP IS TO CHANGE THE ZONING OF THE PROPERTY SHOWN HERON FROM ZONE A-1 TO ZONE C-2.

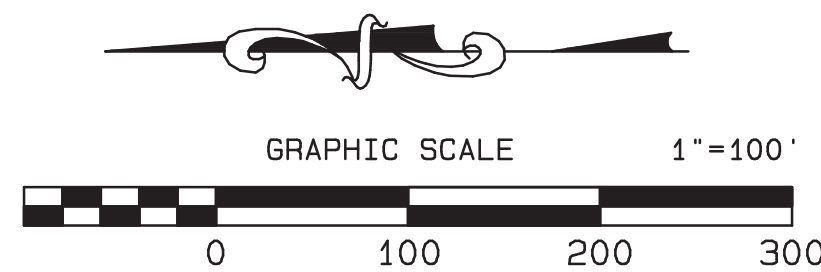
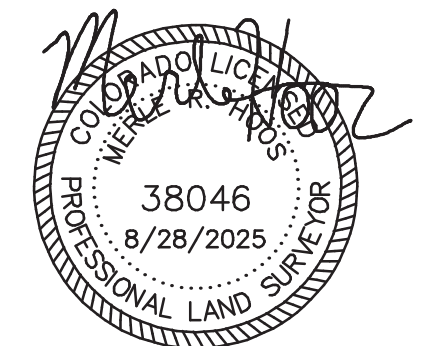
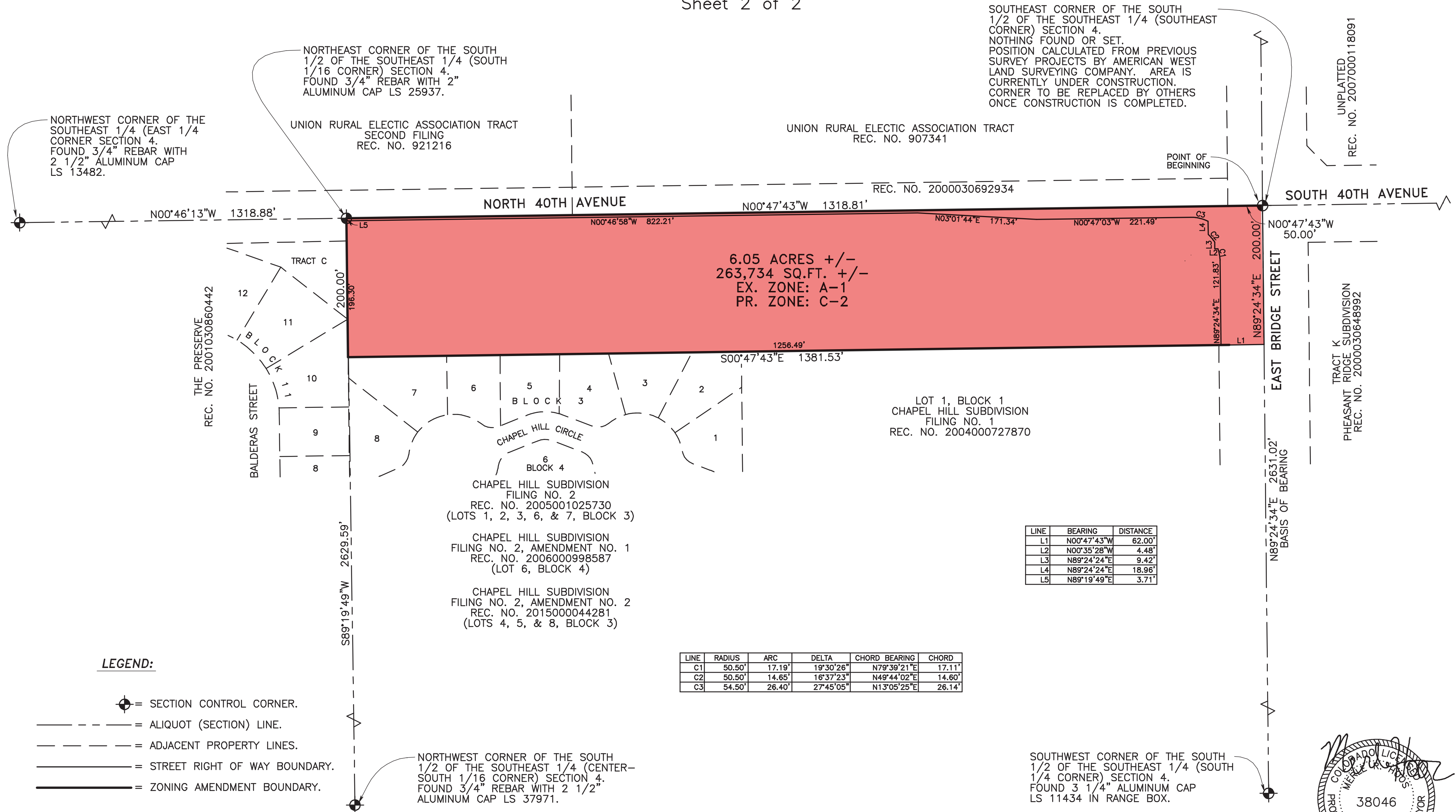
American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

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|---------------------|---------------|-----------------|--------------------|
| SCALE 1" = 100' | DRAWN BY: MRH | CHECKED BY: CDH | DATE: May 15, 2025 |
| REVISIONS:8/28/2025 | | | |
| JOB NO: 24-056 | | | |

Zoning Map Amendment James Property

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 1 South, Range 66 West of the 6th P.M.,
City of Brighton, County of Adams, State of Colorado

Sheet 2 of 2



American West Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com
SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: May 15, 2025
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