

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE
SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THE SOUTH 89°46'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°12'27" EAST, A DISTANCE OF 1,221.92 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 629.81 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 1,225.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 636.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.781 ACRES, (774,530 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 654.69 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 373.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.601 ACRES, (243,990 SQUARE FEET), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 845.31 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 659.13 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 848.75 FEET;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 654.69 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.774 ACRES, (556,421 SQUARE FEET), MORE OR LESS.

PARCEL 4

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 1,218.62 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 690.19 FEET;

THENCE SOUTH 89°29'31" WEST, A DISTANCE OF 1,288.91 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 690.20 FEET;

THENCE NORTH 89°29'33" EAST, A DISTANCE OF 1,288.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.423 ACRES, (889,606 SQUARE FEET), MORE OR LESS.

PARCEL 5

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;
2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°20'01" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'42", AN ARC LENGTH OF 118.12 FEET;

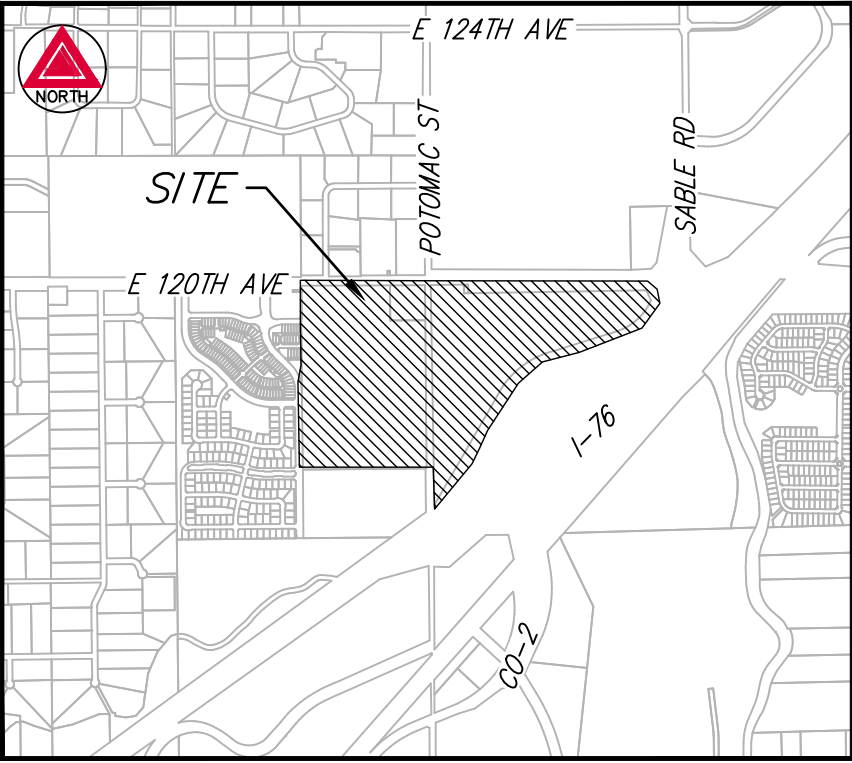
THENCE SOUTH 00°00'51" WEST, A DISTANCE OF 218.85 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 539.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.168 ACRES, (181,541 SQUARE FEET), MORE OR LESS.

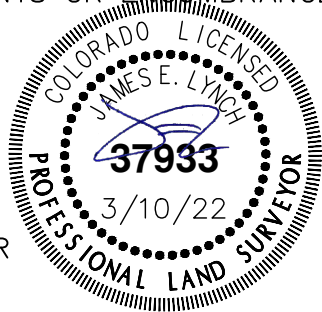
LEGAL DESCRIPTION (CONTINUED ON SHEET 2)



VICINITY MAP
SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS 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.



JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

 AzTec Proj. No.: 54820-24	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: JEL	
	DATE OF PREPARATION:	9/1/2021
	SCALE:	NTS
SHEET 1 OF 3		

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE
SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

LEGAL DESCRIPTION

PARCEL 6

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;
- 2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES;

- 1. NORTH 89°29'43" EAST, A DISTANCE OF 1,799.16 FEET;
- 2. SOUTH 23°31'38" EAST, A DISTANCE OF 116.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.38 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°43'41" WEST;
- 3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'21", AN ARC LENGTH OF 498.47 FEET;
- 4. SOUTH 73°03'40" WEST, A DISTANCE OF 297.08 FEET;

THENCE NORTH 16°43'12" WEST, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE NORTH 85°30'25" WEST, A DISTANCE OF 265.83 FEET;

THENCE NORTH 49°29'14" WEST, A DISTANCE OF 245.12 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 221.95 FEET;

THENCE NORTH 77°11'04" WEST, A DISTANCE OF 191.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°31'05", AN ARC LENGTH OF 203.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.285 ACRES, (491,596 SQUARE FEET), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 539.84 FEET;

THENCE NORTH 00°00'51" EAST, A DISTANCE OF 218.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°36'18" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'22", AN ARC LENGTH OF 85.22 FEET;

THENCE SOUTH 77°11'04" EAST, A DISTANCE OF 191.84 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 221.95 FEET;

THENCE SOUTH 49°29'14" EAST, A DISTANCE OF 245.12 FEET;

THENCE SOUTH 85°30'25" EAST, A DISTANCE OF 265.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE SOUTH 16°43'12" EAST, A DISTANCE OF 68.83 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES;

- 1. SOUTH 73°03'40" WEST, A DISTANCE OF 389.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°34'40" EAST;
- 2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°48'44", AN ARC LENGTH OF 782.45 FEET;
- 3. SOUTH 30°24'47" WEST, A DISTANCE OF 1,299.74 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,915.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 31.540 ACRES, (1,373,861 SQUARE FEET), MORE OR LESS.

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE

SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

