ORDINANCE NO. <u>2388</u> INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON RIDGE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 103.57 ACRE PROPERTY, GENERALLY LOCATED IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST, AND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Walk Off, LLC (the "Owner,") is the owner of approximately 103.57 acres of real property, generally located to the south of East 120th Avenue, west of Sable Boulevard, and east of Southgate Boulevard, and more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Travis Frazier of Redland (the "Applicant"), on behalf of the Owner, has requested approval of the Brighton Ridge Zoning Map Amendment (the "Zoning Map Amendment") as shown in EXHIBIT B; and

WHEREAS, City Staff used the criteria outlined for a Zoning Map Amendment in the *Land Use & Development Code* for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing on May 26, 2022, to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on June 28, 2022 where it conducted its review and considered the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City's website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant, and other interested parties, including the public at large; and

WHEREAS, within the MU-CC - Mixed Use Community Center designated zone district areas, a mix of land use types is required. These areas shall be designed and constructed with a mix of retail, office, service, and/or attached residential uses and must include at a minimum, at least three of these different land use types. Residential land uses shall not be allowed east of Potomac Street, which is designated as Parcel 7 on the Zoning Map Amendment for Brighton Ridge and has a legal description as set forth in Exhibit A, due to the fact that this land use type is not considered "floodplain compatible development" as set forth in the LUDC, Section 10.2. B. 1, nor is it an allowed land use type as set forth in Table 4-2 of the Code; and

WHEREAS, the City Council hereby finds and determines that the Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; that the proposed Zoning Map Amendment will support development in character with existing or anticipated development in the area, including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

<u>Section 1.</u> Within the Property, Residential uses shall be prohibited to the east of Potomac Street.

<u>Section 2.</u> The Property is hereby rezoned as the Brighton Ridge Zoning Map Amendment.

<u>Section 3.</u> The City Zoning Map shall be amended to reflect said zoning change.

<u>Section 4</u>. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect for five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 28^{TH} DAY OF JUNE, 2022.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS $2^{\rm ND}$ DAY OF AUGUST, 2022.

	CITY OF BRIGHTON, COLORADO
	GREGORY MILLS, Mayor
ATTEST:	
NATALIE HOEL, City Clerk	

Published in the *Brighton Standard Blade* First Publication: <u>July 7, 2022</u> Final Publication: <u>August 11, 2022</u>

APPROVED AS TO FORM:

YASMINA SHAUSH, Assistant City Attorney

EXHIBIT A

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 MERBIDIAN; 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 44'36'10' 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 120^{TH} 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 :

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 44'36'10' 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 120 H 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 60"12"27" WEST, A DISTANCE OF 373.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120 TH 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"36"10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120 TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTCMAC 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 CUARTER 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 120^{30} 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 MEDIAN; 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, BOING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREAM

THENCE NORTH 89"29"43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TM 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)

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, SERNO 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 120 10 avenue and the easterly right-of-way of potomac street;

THENCE NORTH 60'29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120^{TH} AVENUE, A DISTANCE OF 344.56 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;

 SOUTH 23'31'36" EAST, A DISTANCE OF 116.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.36 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65'3'4"s" WEST;

 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'21", AN ARC LENGTH OF 496.47 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 NORTH-WESTERLY 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 CHARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SITUATION 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 120^{TH} 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 HAWING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25'36'16" EAST:

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

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 28'5.83 FEET TO THE REGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAD 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 5281 AT PAGE 299 IN THE RECORDS OF THE ADMIS COUNTY CLORK AND RECORDES:

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

- SOUTH 73703"40" WEST, A DISTANCE OF 389.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHLASTICILY HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 1374"40" EAST;
- 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.

$\frac{EXHIBIT\;B}{Zoning\;Map\;Amendment\;as\;provided\;by\;the\;Applicant}$

SITUATED IN THE NORTHRAST 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 JAMES E. LYNOV, UCDIED PROFESSIONAL LAND SURKEY COLORADO P.L.S. NO. 37833 FOR AND ON BENALF OF AZTEC CONSULTANTS, INC. RIDGE BURNEYOR'S CERTIFICATE SYZE BRIGHTONTHENCE SOUTH 4670727 EAST, A DISTANCE OF 42,43 FEET TO THE POINT OF BEGINNERS, BEIND THE INTERESTITING OF HE SOUTHWAY, RESET-OF—MAY OF EAST 120TH AND AS THE LASSING HEAD AS THENCE MOTHER BYZE'N, EAST, ALDING SAID SOUTHERLY ROATH-OF-INLY OF EAST 150TH AND ALDING SET 3.44.09 FETT TO THE MATHEST COWER OF THAT CALCINGO COMPANIENT OF THE MATHEST COWER OF THAT CALCINGO COMPANIENT OF THE MATHEST OF THE ADMINISTRATING THE RECORDER OF THE ADMINISTRATING MATHESTER AND RECORDERS. L. MORTH 1972 S.T. EAST, A DISTANCE OF 100 AN TEST TO THE RECOMMEND OF A WAN-INVEST LOANS CONCAME, ROTHELSETRY, NAMES A REGIST OF 281.78 FEET, THE MARIES FORT OF SAID CURFE REASE NORTH 472/OFF EAST. THENCE MORTH OCCUPY'S WEST, ALONG SAID EASTERLY RENT-OF-MAY, A DISTANCE OF STAME OF THENCE SOUTHEASTERNY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1745/42", AN ARC LENGTH OF TIBLIZ FEET. THENCE SOUTH CODOZIA" EAST, CONTINUED ALCHO SAID WESTERLY ROSTIT-OF-BINY, A DISTANCE OF 490-19 FEET. PARCE, OF LAND STILATED IN THE NORTHWEST QUARTER OF SECTION N, TOWNSHIP THE MARKE 68 REST OF THE CASH PROPERTY, LIBERIAL PRESIDENCE OFF OF RESPONDING SHARE WASE PARTICLARIAL VESCHOOLD AS PELLONS. A PARCE, O' LAND STLATED IN THE MORTIESTS GLARITER O' SCOTON 1, TORNORS SOUTH, BANES OF 1851 OF THE SOTH PROMISEN, MISCHARIN, COAN OF ADMAS, STATE OF GLACIANGO, BEING WORE PARTICLARLY DESCRIBED AS TRLADED. HENCE SOUTH COCKUTS EAST, ALCHG SAID MESTERLY ROHT-OF-BAY OF POTDWAY. STREET, A DISTANCE OF 1,2HIAG2 FEET TO THE POINT OF REGIMENS. THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES; THOUGH SOURS AVERTON MEST, A DESMAN OF 42.20 FELT TO THE FOUNT OF INTERPRETATION OF THE SOURCEST FEBRUARY OF FLORE 120¹⁸ AND ALE WESTERN, FROM FOUNDERS FREED, THENCE SOUTH BAYAT'33" WEST, A DISTANCE OF SOMEN FEET TO A POINT ON SAID EASIDING PRINT-OF-WAY OF POTOMAC SPIECT; HENCE MORTH BAZBYZU" EAST, A DISTANCE OF 1,288,84 FEET TO THE POINT OF ECONOMIA. CONTANNO AN AREA OF 20,423 ACRES, (MRAJOG SQUARE FEET), MORE OR LESS. LEGAL DESCRIPTION (CONTINUED ON SHEET 28 CONTAINING AN AREA OF 4:148 ACRES, (181,541 SQUARE FEET), MORE OR LESS. FOR SHEET 1 OF 3 HENCE SOUTH BAZACUT WEST, A DISTANCE OF 1,288.01 FEET, COMMENCING AT THE MORTHWEST CORNER OF SAID SECTION 45 COMMENCING AT THE NORTHEAST CORNER OF SAD SECTION 1; HENCE NORTH COSSIDE" WEST, A DISTANCE OF 600.20 FEET, HENCE SOUTH COND'SI" WEST, A DISTANCE OF 218,85 PEET; 1. SOUTH COTSONY EAST, A DISTANCE OF MILE FIELD AMENDMENT SOUTH 44/2010 WEST, A DISTANCE OF 4232 PEET TO THE FOUR OF EGENMENT HE POINT OF INTERSECTION OF THE SOUTHERN PROSITION OF EAST TEST WO THE WESTERN FROM CHIEF OF FORMAND STREET, AMORI, O' LANG STUATED IN THE NORTHEAST GLARATER OF SECTION 1. TOWARDER 2. THE KNAME OF THE RESPIRATOR COUNTY, AMORINE OF THE SECTION COUNTY, AMORINE WHITE OF COLORADO, SERVE WHITE PARTICLAND, DESCRIBED AS FOLLOWS: A PARCEL OF LAND STRATED IN THE MORTHELST QUARTER OF SECTION 1, TOWARDS 20 SOUTH, MANGE OF REST OF THE STRATE MOUNDAIN, LITERALN, CITY OF COMMEN, STREET OF COLOMBIO, BEING WHICH WAY TO RESTORED AS PAULONS. DEDICE SQUIN COSYCIA" EAST, CONTINUNG ALONG SAD WESTERLY RESIT-OF-RRY, A CREAME OF 845.31 FEET; THENCE MORTH BAYWAY EAST, ALONG SAID SOUTHERLY ROHT-OF-BAY, A DISTANCE COASS FIET TO THE POINT OF BEGINNING. THENCE MONTH BATHAY EAST, ALONG SAID SOUTHERLY ROSHT-OF-WAY, A DISTANCE MOLT OF BEDRUNNING. P PARACI, OF LAND STLATED IN THE MACHINESS CLARKTER OF SECTION 1, TOWNSHIP 2, DOWN TOWNSHIP STATE OF MACHINES OF THE STATE THE MACHINES OF THE STATE OF THE SAME FAMILIALIAN, DESCRIBED AS FOLLOWS: THE SOUTH BOTH WAST, ALCHS SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF MISL'S FEET TO THE POINT OF RECOMMING. THENCE MORTH COTSULY" WEST, A DISTANCE OF 1,223,10 FEET TO A POINT ON SAID SOUTHERLY RESIT OF SAID 120 M ANDAUG. NENCE SOUTH GOOD OF SALE, ALONG SALD MESTERLY ROOT-OF-BAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET; THENCE SOUTH 4429/10" NEST, A DESIGNACE OF 42.22 PRET TO THE FORM OF PRINCESCHIEF OF THE SOUTHERN WASHINGTON OF EASY 120¹⁴ AND ACKNOWN OF PRINCES. HENCE SOUTH BOYOUR" EAST, ALDNO SAID MESTERLY PROFFICE-WAY OF POTOMAC STREET, A DISTANCE OF STAIN PEET TO THE POINT OF RECOMBING. HENCE MONTH COTIZET WEST, A DISTANCE OF STATE FEET TO A POINT ON SAID SOUTHERLY RESITTON MAY OF EAST 120 TH AMERICA HONCE SOUTH 44/2010' WEST, A DISTANCE OF 42.32 PEET TO A POINT ON THE YOUTHERLY RESIT CO - MAY OF EAST 120¹⁷ AMENAE. CONTAINING AN AREA OF 17,781 ACRES, (774,530 SQUARE FEET), MONE OR LESS. CONTAINED AN AREA OF 12.774 ACRES, (SSA,421 SQUAVE FEET), MORE OR LESS. CONTAINED AN AREA OF SAOTI ACRES, (241,000 SQUARE FEET), MORE OR LESS. PERMIT NOTH BOYFLY EAST, A DISTANCE OF 654.89 FEET TO THE POINT OF ECHANIC. ZONING COMMENCING AT THE NORTHERST CORNER OF SAD SECTION 1; THENCE SOUTH COTZ'ZIT EAST, A DISTANCE OF 1,221,92 FEET, COMMENCING AT THE NORTHEAST COMMEN OF SAID SECTION 1; COMMENCING AT THE NONTHEAST CORNER OF SAID SECTION 1 HENCE SOUTH BRY4733" MEST, A DISTANCE OF COLUB FIETS HENCE SOUTH BIF20733" MEST, A DISTANCE OF 629-81 FEET, HENCE SOUTH BRESKISS" WEST, A DISTANCE OF 458-13 FEET, HENCE NORTH COT2'27" MEST, A DISTANCE OF BABLTS FEET,

BRIGHTON FORAMENDMENT MAPZONING

SITUATED IN THE NORTHRAST 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, CHARMS, STATE OF COLORADO CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3

BOAL DESCRIPTION

MACE, OT UMO STARED IN THE MOTINEST QUARTER OF SECTION IN, TOWNSHY 2 SOUTH, PAMPE, MEST OF THE SOTH PARKACHA, MEDICALL, ATT OF MACE ARE COUNTY OF ADMAS, STATE OF MARKEY, MINIS MEST PARTICLALAT, DESCRIPTION AS POLICIES.

CAMERCING AT THE NORTHWEST CORNER OF SAID SECTION &

NENEX HOTH REPORT EACH ALONG SAD SOUTHERY RESIT-55-BAY OF EACH 13)Th AMANG, A PROTECTION OF THE OF THE PROTECTION OF THE OF THE PROTECTION OF THE PROTECTI HENCE SOUTH 4570/23-EAST, A DISTANCE OF 42.43 FEET TO THE INTRESCUENT OF THE SOUTHERLY BOAT-OF-MAY OF EAST 120¹⁴ ANDLIE AND THE EASTDELY RIGHT-OF-MAY OF POTGMAC STREET;

HENCE, ALCHO THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWD (2) COURSES.

1. SOUTH GOTSO'17" EAST, A DISTANCE OF BOLDS FIETS.

HENCE, CONTINUING ALONG THE BOUNDARY OF SAD PARKEL, THE FOLLOWING FOUR (4) COUNTER, 2.NORTH BYZYAS" EAST, A DISTANCE OF 100.84 FEET TO THE PORT OF BESIMANS.

1. NORTH BYZO'LD' EAST, A DISTANCE OF LUBLIC PERS.

2.50th 22773F EAST, A DESANCE OF 18.18 FEET TO THE REGNAMES OF A NON-TANGENT CONCENT OF AN OWNER THE PROPERTY THE PROPERTY THE CHARLES NOTE OF SACTOR (RANGE NOTE OF SACTOR). THE PROPERTY SOUTHESTELY ALMS SAID COINC THROUGH A CONTAL ANGLE OF 484721", AN ANG LENGTH OF 48437 REST.

4 SOUTH 73'03'40" NEST, A DISTANCE OF 297.08 PERS

HENCE MOTH TOWNYS MEST, A DISTANCE OF GRASS FIEST TO THE REGIMBAS OF A TANCENT CAPITY CONTINUES SOUTHWESTERLY HAVINGS A PACKES OF VIRENCE FIEST.

HENCE MOTHERSTERLY ALONG SAID CURVE THEOLOGY A CENTRAL AMOLE OF BENETIST, AN ARC LIANTH OF 122,09 FEET, HENCE MONTH BESTO'RS" MEST, A DISTANCE OF 265-63 FIRTH

HENCE MONTH BETSETS WEST, A DISTANCE OF 221-86 FIETS HENCE NORTH 4872/14" MEST, A DISTANCE OF 245-12 FIET,

HENCE MORTH 271/OH MEST, A DISTANCE OF 191.84 FEET TO THE RECINING OF A TANGENT CUPINE COMPANY MORTHWAY HANNO A RADIUS OF 381.76 FEET.

INDUCE WESTERNY ALONG SAID CLENC THEOLOGI A CENTRAL ANGLE OF SYSTES", AN ARC LENGTH OF SECT TO THE POINT OF RECOVERIG.

CONTABENS AN AREA OF 11.285 ACRES, (401,586 SQUARE FEET), MORE OR LESS.

A PAREL OF LAND STILATED IN THE MOTHWEST GLARIEN OF SECTION A, TOWNSHIP 2 SOUTH, RAINS ON MEST OF THE SELF HANDLAND, MERCHAL CITY OF MORPHISM, COLMYTY OF ADAMS, STATE OF TOWNSHIP WHICH MAN THE PRESENTATION OF DESCRIPTION OF ADAMS, STATE OF

COMMENCENCE AT THE NORTHWEST CORNERS OF SAID SECTION A

mence south 4530'13: CAST, A distance of 42.43 feet to the intersociol of the southern Mart-of-Way of east 120¹⁴ mence and the eastedly right-of-Way of potomas street;

THENCE SOUTH CONTINE WEST, ALONG SAID EASTERLY RIGHT-OF-BAY OF POTGRAD STREET, A DISTANCE OF 2013-46 PEET TO THE POINT OF RECEIVING THENCE HORTH BAY4733" EAST, A DISTANCE OF SSA.84 FIETS.

AND THE PROPERTY OF THE PROPER

HENCE EASTERNY ALCHO SAID CURVE THEOLOGY A CINTING, ANCIE OF 1274722", AN ARC LENGTH OF MAIN FILTS.

HENCE HOWTH RETGERS" EAST, A DISTANCE OF 221.86 FEET) HENCE SOUTH TOTAL A DISTANCE OF 111-54 FEET

HENCE SOUTH 48'28"14" EAST, A DISTANCE OF 345.12 FEET,

INCRESS SOUTH BESTYLE EACT, A DISTANCE OF 286.85 FEET TO THE RECOMMING OF A TAMAGENT COMMING. SECURITIES STATEMENT WHILE A FACILITY OF WELL FIRST SECURITIES SECURITIES. ALCOHOL SHOULD SECURITIES ALCOHOL SHOULD SECURITIES. ALCOHOL SECURITIES AND EACH SHOULD SECURITIES AND SECURITIES.

THENCE SOUTH HENDY'S EAST, A DISTANCE OF BASS PIET TO A POINT ON THE WESTERY BOUNGARY. For that colonical dispatients of the addresser than the prediction of the dispatient in book side all that she is the dispatient of the address colonity caller and recorded.

1, SOUTH 2005 WEST, A DESMACE OF 2004PT FEET TO THE BECOMMISS OF A NON-TANGENT COME CONFINE SOUTH 1254FE DATE.

HENCE, ALONG SAID MESTDRLY BOUNDARY, THE FOLLOWING THREE (3) COUPSES,

LECKTH-MESSION,Y ALCHO SAID CURVE THECKEN A CINCING, ANGLE OF MENEUM, AN AND LENGTH-OF THE 45 FEET. A SOUTH STORY WINT, A DESIMAGE OF LIBERTA FREE TO A POINT ON SAID EASTERLY RIGHT -CF-BKY OF POTOMAG SPIETT.

HENCE MOTH COURSE WEST, ALONG SAID EASTERLY ROHT-OF-WAY, A DISTANCE OF 1,815.40 FRET ID THE FOUR OF BEGINNEY.

CONTAINED AN AREA OF 31,540 ACRES, (1,373,5801 SQLAVE FEET), WORE ON LESS.

10 E 188#

