

BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

CITY APPROVALS

CITY COUNCIL CERTIFICATE

Approved by the City Council of the City of Brighton
on this _____ day of _____, 20____.

Mayor

ATTEST: _____

City Clerk

VICINITY MAP



SHEET INDEX:

- G-1: Cover Sheet
- G-2: Legal Descriptions
- PUD-1: PUD Plan

PROJECT TEAM

DEVELOPER/APPLICANT:
Convergence Rental Housing Real
Estate Group
201 Filmore Street, Suite 420
Denver, CO 80206

ARCHITECT:
Godden Sudik
5975 South Quebec Street
Centennial, CO 80111

PLANNER/LANDSCAPE ARCHITECT:
Norris Design
244 North College Ave #130
Fort Collins, CO 80524

CIVIL ENGINEER:
Harris Kocher Smith
1120 Lincoln Street, Suite 1000
Denver, CO 80203

OWNERSHIP CERTIFICATION

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT _____ ARE THE
OWNERS OF THIS PROPERTY.

OWNER:

BY _____

NOTARIAL CERTIFICATE:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20____, BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 25 AND LOT 2, BLOCK 24, BROMLEY PARK FILING NO. 5

AND

PARCEL 1:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1276959, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID LOT 1 WHICH BEARS N 52°09'25" W BEING MONUMENTED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID LOT 1;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°39'48", A RADIUS OF 758.50 FEET, AN ARC LENGTH OF 445.43 FEET (CHORD BEARS N 21°01'10" E, 439.05 FEET) TO A POINT OF CURVE; THENCE S 74°20'01" E A DISTANCE OF 70.80 FEET; THENCE N 89°39'31" E A DISTANCE OF 66.30 FEET; THENCE N 00°20'29" W A DISTANCE OF 138.25 FEET; THENCE N 89°39'31" E A DISTANCE OF 2.64 FEET; THENCE N 00°20'29" W A DISTANCE OF 79.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°07'29", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.18 FEET (CHORD BEARS N 63°47'05" N A DISTANCE OF 23.36 FEET); THENCE S 89°39'11" W A DISTANCE OF 9.02 FEET; THENCE S 00°29'49" E A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 10.00 FEET; THENCE N 00°20'49" W A DISTANCE OF 7.90 FEET; THENCE S 89°39'11" W A DISTANCE OF 49.24 FEET; THENCE S 85°06'41" W A DISTANCE OF 59.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 08°57'10" W A DISTANCE OF 27.62 FEET; THENCE N 89°39'11" E A DISTANCE OF 64.00 FEET; THENCE N 00°00'00" E A DISTANCE OF 5.50 FEET; THENCE N 89°39'11" E A DISTANCE OF 62.12 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°59'40" A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 36.13 FEET (CHORD BEARS N 44°39'21" E A DISTANCE OF 32.53 FEET); THENCE N 00°20'29" W A DISTANCE OF 171.32 FEET; THENCE S 89°57'12" E A DISTANCE OF 28.00 FEET; THENCE N 00°14'40" W A DISTANCE OF 6.89 FEET; THENCE N 89°39'31" A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 90.36 FEET; THENCE S 89°39'31" W A DISTANCE OF 113.14 FEET; THENCE N 00°20'32" W A DISTANCE OF 94.38 FEET; THENCE N 89°39'31" E A DISTANCE OF 113.14 FEET; THENCE N 00°20'29" W A DISTANCE OF 134.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S 83°58'37" E A DISTANCE OF 109.40 FEET; THENCE S 06°01'18" W A DISTANCE OF 146.20 FEET; THENCE S 83°58'25" E A DISTANCE OF 121.61 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°21'54", A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET (CHORD BEARS S 87°09'33" E A DISTANCE OF 12.21); THENCE N 89°39'30" E A DISTANCE OF 198.58 FEET TO A POINT ON EASTERLY LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:
S 08°07'49" W A DISTANCE OF 381.37 FEET;
S 32°42'20" W A DISTANCE OF 516.39 FEET;
S 38°48'25" W A DISTANCE OF 467.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID OF LOT 1, N 52°09'25" W A DISTANCE OF 288.44 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION

PARCEL 2:

PHASE 14 - SUNFLOWER MEADOWS CONDOMINIUMS:

PARCEL I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1276959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE SOUTH 47°35'59" EAST 281.80 FEET TO THE POINT OF BEGINNING;
1) THENCE NORTH 89°39'31" EAST 113.14 FEET;
2) THENCE SOUTH 00°20'29" EAST 90.36 FEET;
3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
4) THENCE NORTH 00°20'29" WEST 90.36 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL II:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1276959.

PARCEL 3:

PHASE 15 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL I:
THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1276959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 76°00'52" EAST 212.97 FEET TO THE POINT OF BEGINNING;
1) THENCE SOUTH 83°58'42" EAST 113.84 FEET;
2) THENCE SOUTH 00°20'29" EAST 134.50 FEET;
3) THENCE SOUTH 89°39'31" WEST 113.14 FEET;
4) THENCE NORTH 00°20'29" WEST 147.11 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.
NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL II:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1276959.

LEGAL DESCRIPTION

PARCEL 4:

PHASE 16 - SUNFLOWER MEADOWS CONDOMINIUMS

PARCEL I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1276959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERN-MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENT, BROMLEY PARK FILING NO. 5, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 74°58'01" WEST 472.40 FEET; THENCE NORTH 86°15'11" EAST 429.58 FEET TO THE POINT OF BEGINNING;
1) THENCE SOUTH 83°58'42" EAST 110.34 FEET;
2) THENCE SOUTH 06°01'16" WEST 84.85 FEET;
3) THENCE SOUTH 22°33'33" WEST 21.08 FEET;
4) THENCE SOUTH 06°01'18" WEST 42.21 FEET;
5) THENCE NORTH 83°58'33" WEST 104.34 FEET;
6) THENCE NORTH 06°01'18" EAST 146.26 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1276959.

PARCEL 5:

PHASE 17 - SUNFLOWER MEADOWS CONDOMINIUMS

PHASE I:

THAT PART OF LOT 1, BLOCK 24, PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED IN FILE 19, MAP 17, RECEPTION NO. C1276959, DATED FEBRUARY 11, 2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERN MOST CORNER OF SAID REPLAT OF LOT 1, BLOCK 24, PLAT AMENDMENT BROMLEY PARK FILING NO. 5, WHENCE THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS NORTH 74°58'01" WEST 472.20 FEET; THENCE NORTH 88°14'50" EAST 538.65 FEET TO THE POINT OF BEGINNING;
1) THENCE SOUTH 83°58'42" EAST 185.35 FEET;
2) THENCE SOUTH 24°34'47" EAST 74.01 FEET;
3) THENCE SOUTH 08°07'50" WEST 59.92 FEET;
4) THENCE SOUTH 89°39'30" WEST 198.56 FEET;
5) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.22 FEET, SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 87°09'35" WEST 12.21 FEET;
6) THENCE NORTH 83°58'24" WEST 17.29 FEET;
7) THENCE NORTH 06°01'18" EAST 41.21 FEET;
8) THENCE NORTH 22°33'33" EAST 21.08 FEET;
9) THENCE NORTH 06°01'18" EAST 84.85 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING DISCLOSURE IS MADE PURSUANT TO C.R.S. 38-35-106.5 SAID DESCRIPTION CREATED BY SURVEY PREPARED BY FLATIRONS, INC., JOB NO. 08-46.308, DATED JULY 10, 2006.

PARCEL II:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITY SERVICE OVER AND ACROSS THE PRIVATE DRIVES AS DEPICTED AND SHOWN ON PLAT AMENDMENT FOR EASEMENTS, REPLAT OF LOT 1, BLOCK 24, BROMLEY PARK FILING NO. 5, RECORDED FEBRUARY 11, 2004 AT RECEPTION NO. C1276959.

BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO

APPLICANT
CONVERGENCE RENTAL HOUSING
REAL ESTATE GROUP
201 FILMORE STREET SUITE 420
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
Submittal 1: 11/18/21
Submittal 2: 01/11/21

SHEET TITLE:
LEGAL
DESCRIPTIONS
SHEET NUMBER:



BROMLEY PARK P.U.D. 26TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE COLORADO

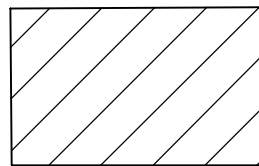



DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA13-A	SINGLE-FAMILY ATTACHED/DETACHED	12 DU/ACRE	18.9	225
TOTAL			18.9	225

INTENT STATEMENT: THE INTENT OF THIS PUD AMENDMENT IS TO ADD "SINGLE-FAMILY ATTACHED/DETACHED" AS A PERMITTED USE CATEGORY FOR PA13-A, AND TO ESTABLISH A MAXIMUM DENSITY OF 12 DWELLING UNITS PER ACRE.

LEGEND

-  AREA PA13-A
-  PROJECT BOUNDARY/PROPERTY LINE

BROMLEY PARK PUD 26TH AMENDMENT
BRIGHTON, COLORADO

APPLICANT
CONVERGENCE RENTAL HOUSING
REAL ESTATE GROUP
201 FILMORE STREET SUITE 420
DENVER, CO 80206

NOT FOR
CONSTRUCTION

DATE:
Submittal 1: 11/18/21
Submittal 2: 01/11/21

SHEET TITLE:
PUD PLAN

SHEET NUMBER:
PUD-1

