

PART OF THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF  
COLORADO

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°19'25" WEST, A DISTANCE OF 2,638.88 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:  
THENCE SOUTH 00°42'34" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,509.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 76;

1. SOUTH 89°17'39" WEST, A DISTANCE OF 60.00 FEET;
2. SOUTH 06°08'13" WEST, A DISTANCE OF 251.79 FEET;
3. SOUTH 00°42'21" EAST, A DISTANCE OF 354.82 FEET;

CONTAINING AN AREA OF 49.906 ACRES, (2,173,900 SQUARE FEET), MORE OR LESS.

CONTAINING AN AREA OF 56.937 ACRES, (2,480,169 SQUARE FEET), MORE OR LESS.

CONTAINING AN AREA OF 19.841 ACRES, (864,283 SQUARE FEET), MORE OR LESS.

1. SOUTH 00°42'21" EAST, A DISTANCE OF 14.04 FEET;
2. SOUTH 60°26'44" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 908.51 FEET
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'57", AN ARC LENGTH OF 450.84 FEET;
4. SOUTH 85°31'24" WEST, A DISTANCE OF 300.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE;

CONTAINING AN AREA OF 24.936 ACRES, (1,086,216 SQUARE FEET), MORE OR LESS.



**CARLSON ASSOCIATES, INC.**  
12460 FIRST STREET  
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**SEVEN29 DESIGN**  
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**AZTEC CONSULTANTS, INC.**  
300 EAST MINERAL AVE., SUITE 1  
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PHONE: 303-327-7503  
CONTACT: JIM LYNCH

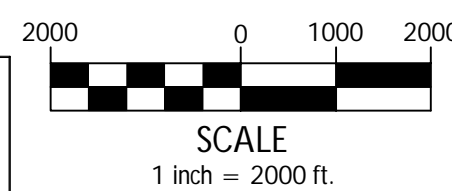
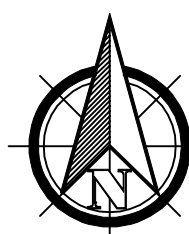
**CITY OF BRIGHTON**  
500 S. 4TH AVENUE  
BRIGHTON, COLORADO 80601  
PHONE: 303-655-2000  
CONTACT: EMMA LANE

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 HAVING A BEARING OF NORTH 00 46'00" WEST.

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.



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No.	Rev. Date:	Revision Type:
1		
2		
3		
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vink Property  
ghton, Colorado  
Zoning Map  
Cover Sheet



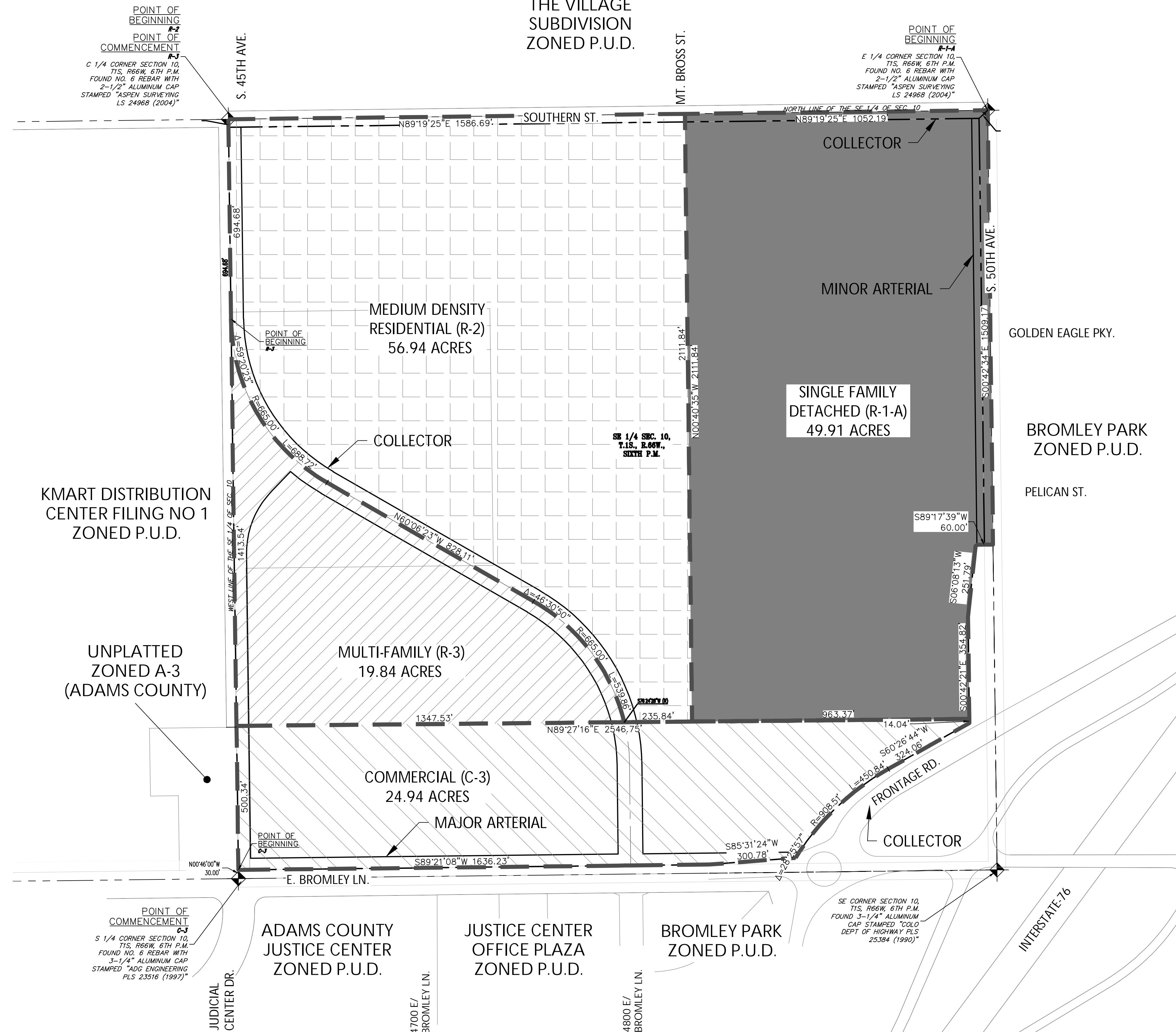
Know what's below.  
**Call before you dig.**

Sheet: 1 of 2

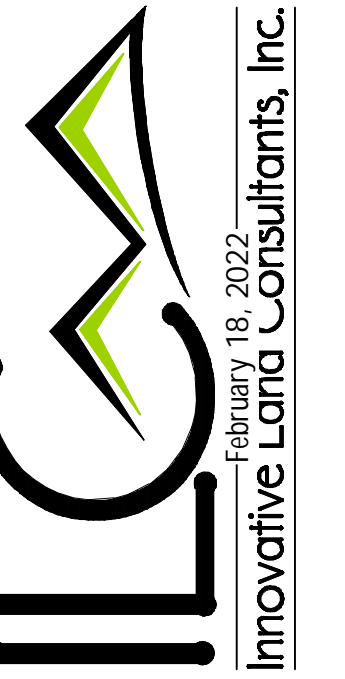


# ZONING MAP FOR THE SWINK PROPERTY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF  
COLORADO



- ZONING DESIGNATION**
- R-1-A: SINGLE FAMILY DETACHED
  - R-2: MEDIUM DENSITY RESIDENTIAL
  - R-3: MULTI-FAMILY RESIDENTIAL
  - C-3: COMMERCIAL



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No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			

Designed By: WWB  
Prepared By: WWB  
Approved By: ACS

Date: July 19, 2022  
Horiz. Scale: 1" = 200'  
Vert. Scale: N/A

Sheet: 2 of 2  
Job No.: 1058-07

Swink Property  
Brighton, Colorado  
Zoning Map  
Zoning Map



Know what's below.  
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**AzTec**  
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