

EDGEMARK SUBDIVISION FILING NO. 2, VACATION MAP

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE 15' RIGHT-OF-WAY DEDICATED IN EDGEMARK SUBDIVISION FINAL PLAT RECORDED AT RECEPTION NO. C0752367 OF THE ADAMS COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 5, AS MONUMENTED BY A FOUND 3-1/2" ALUMINUM CAP STAMPED "PLS 23519" IN RANGE BOX, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 5, AS MONUMENTED BY A FOUND ALUMINUM CAP, ILLEGIBLE, BEARS S 00°23'23"E, A DISTANCE OF 2630.17 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, S 00°23'23"E, A DISTANCE OF 1711.77 FEET;
THENCE DEPARTING SAID EAST LINE, S 89°18'37"W, A DISTANCE OF 12.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, AND THE WEST RIGHT-OF-WAY LINE OF NORTH 19TH AVENUE AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, S 89°18'37"W, A DISTANCE OF 249.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 18TH AVENUE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, AND ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 06°27'28", A RADIUS OF 180.92 FEET, AN ARC LENGTH OF 20.41 FEET AND A CHORD BEARING AND DISTANCE OF N 41°58'27"E, 20.40 FEET;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N 89°18'37"E, A DISTANCE OF 236.17 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH 19TH AVENUE;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S 00°23'23"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,649 SQUARE FEET OR 0.084 ACRES.

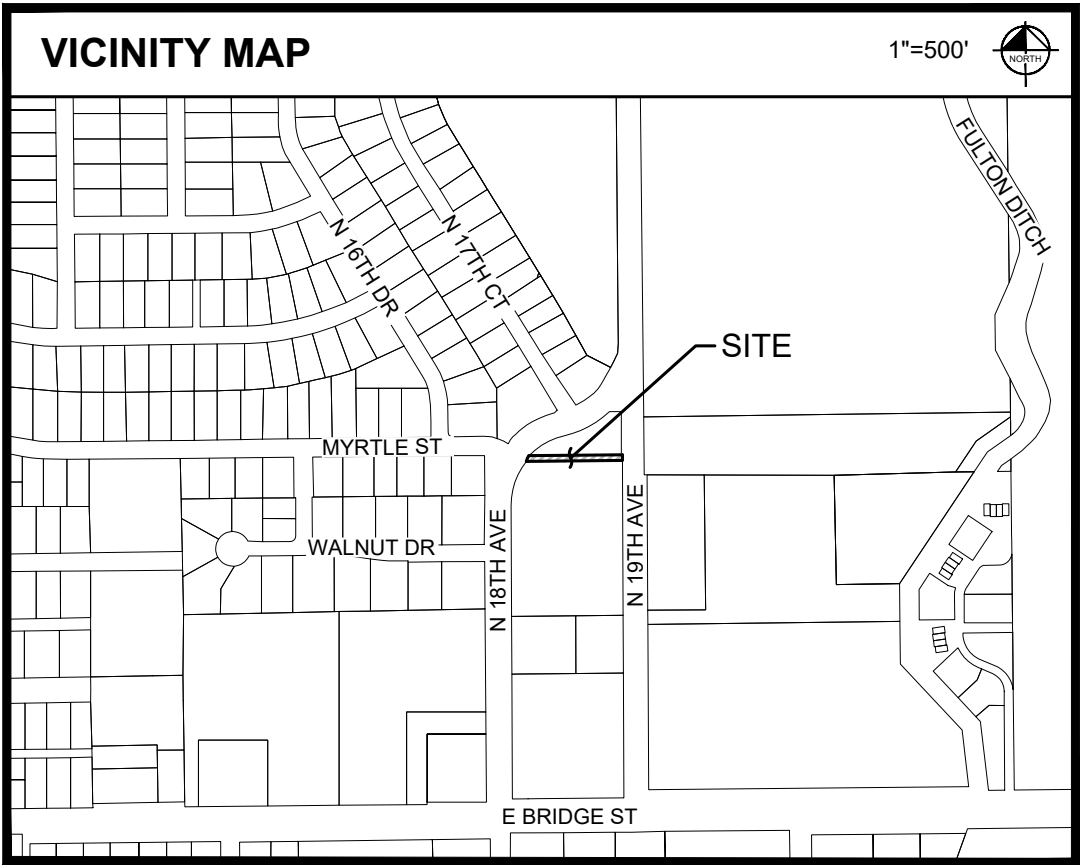
GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE PURPOSE OF THIS MAP IS TO SHOW THE VACATION AND DEDICATION OF THE LANDS TO THE ADJOINING PROPERTY OWNERSHIP OF LOT 3, BLOCK 1, EDGEMARK SUBDIVISION FILING NO. 2 RECORDED AT NUMBER 2008000093898 PER C.R.S. 43-2-302(C).
- THIS SURVEY RELIES ON THE AMERICAN LAND TITLE ASSOCIATION COMPANY ORDER NO. N0038745-010-T02-NB, EFFECTIVE DATE JUNE 3, 2022 AT 5:00 P.M., NO TITLE SEARCH WAS MADE BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATERS OF RECORD.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 5, AS MONUMENTED BY A FOUND 3-1/2" ALUMINUM CAP, STAMPED "PLS 23519", IN RANGE BOX, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 5, AS MONUMENTED BY A FOUND ALUMINUM CAP, ILLEGIBLE, WHICH BEARS S 00°23'23" E BETWEEN THE MONUMENTS SHOWN HEREON.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT
- THIS IS NOT A MONUMENTED SURVEY.

SHEET INDEX

SHEET 1 COVER SHEET

SHEET 2 OVERALL LAYOUT



SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237

DEVELOPERS

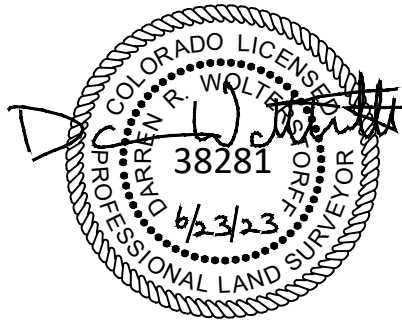
VICTORY DEVELOPMENT
2911 TURTLE CREEK BLVD,
SUITE 700
DALLAS, TX 75219

DESIGNER

KIMLEY-HORN AND ASSOCIATES, INC.
3801 AUTOMATION WAY,
SUITE 210
FORT COLLINS, CO 80525

SURVEYORS CERTIFICATION:

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



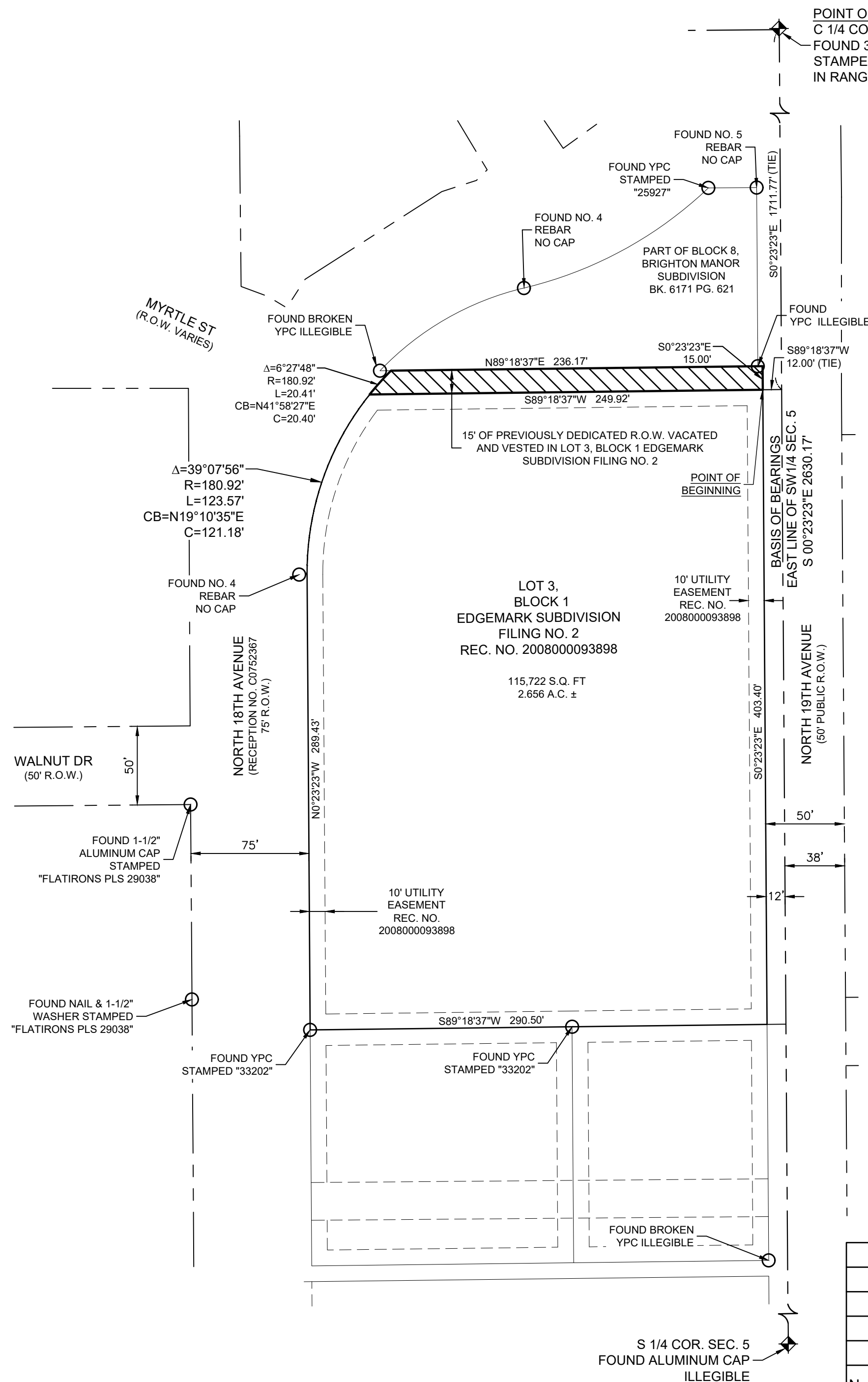
DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500, DENVER, COLORADO 80237

			<div><div><div>Kimley»»Horn</div><div>6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, COLORADO 80111</div><div>Tel. No. (303) 228-2300 www.kimley-horn.com</div></div><div><table><tr><td>Scale</td><td>Drawn by</td><td>Checked by</td><td>Date</td><td>Project No.</td><td>Sheet No.</td></tr><tr><td>N.T.S</td><td>MC</td><td>DRW</td><td>06/23/23</td><td>196524000</td><td>1 OF 2</td></tr></table></div></div>						Scale	Drawn by	Checked by	Date	Project No.	Sheet No.	N.T.S	MC	DRW	06/23/23	196524000	1 OF 2
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.															
N.T.S	MC	DRW	06/23/23	196524000	1 OF 2															
1	4/25/23	REVISED PER CITY COMMENTS																		
No.	DATE	REVISION DESCRIPTION																		

DWG NAME: C:\USERS\JMF\ISSA\CI\ARKF\ONE\DRIVE - KH\CI\ARKF\BRIGHTON\196524000_VICTORY CA\ARKF\BRIGHTON PLAT DWG_PLOTTED BY: CLARKF_MF\ISSA 10/11/2022 12:10 PM LAST SAVED: 1/30/2023 7:34 AM

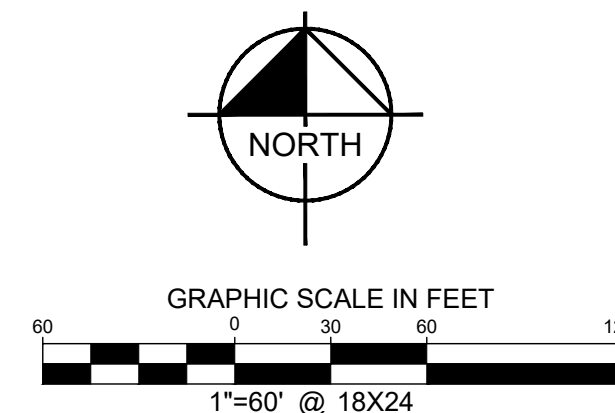
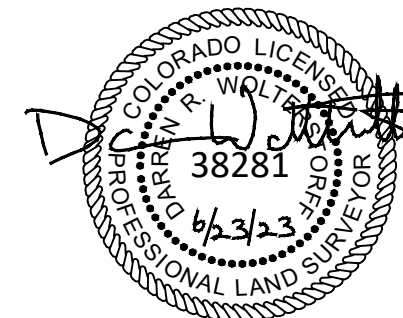
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CITY OF BRIGHTON, COUNTY OF ADAMS,
STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	VACATED R.O.W. LINE
	YPC YELLOW PLASTIC CAP
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER FOUND AS NOTED

LAND DATA TABLE			
LAND AREA	SQUARE FEET	ACRES ±	OWNED BY / MAINTAINED BY
LOT 3, BLOCK 1 EDGEMARK SUB FLG NO. 2	115,722	2.656	PROPERTY OWNER OF LOT 3, BLOCK 1, EDGEMARK SUBDIVISION FILING NO. 2
15' R.O.W. TO BE VACATED	3,649	0.084	PROPERTY OWNER OF LOT 3, BLOCK 1, EDGEMARK SUBDIVISION FILING NO. 2
TOTAL	119,371	2.740	



No.	DATE	REVISION DESCRIPTION
1	4/25/23	REVISED PER CITY COMMENTS

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale 1" = 60'	Drawn by MC	Checked by DRW	Date 06/23/2023	Project No. 196524000	Sheet No. 2 OF 2
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