

BRIGHTON CROSSING FILING NO. 2, 5TH AMENDMENT

A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 11

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND BEING LOTS 1-12, INCLUSIVE, BLOCK 30, LOTS 1-45, INCLUSIVE, BLOCK 31, LOTS 1-20, INCLUSIVE, BLOCK 32, LOTS 1-14, INCLUSIVE, BLOCK 33, LOTS 1-27, INCLUSIVE, BLOCK 34, LOTS 1-29, INCLUSIVE, BLOCK 35, LOTS 1-28, INCLUSIVE, BLOCK 36, LOTS 1-21, INCLUSIVE, BLOCK 37, TRACTS N, P, Q, R, AND V, ALL OF THE RIGHT-OF-WAY OF WESTON PASS CIRCLE, ARGENTINE PASS CIRCLE, BOREAS PASS COURT, CORDOVA PASS COURT, DOUGLAS PASS COURT, GYPSUM GAP STREET, A PORTION OF NORTH GOLDEN EAGLE PARKWAY AND WATER MILL DRIVE, BRIGHTON CROSSING FILING NO. 2 RECORDED DECEMBER 31, 2002 AT RECEPTION NO. C1074039, AND ALL OF TRACTS V AND P AND A PORTION OF THE RIGHT-OF-WAY OF ROYAL PINE STREET , BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT RECORDED NOVEMBER 10, 2015 AT RECEPTION NO. 2015000094404, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, SAID COUNTY AND STATE. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SEE SHEET 2 FOR CONTINUATION OF LEGAL DESCRIPTION)

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **BRIGHTON CROSSING FILING NO. 2 5TH AMENDMENT** AND HEREBY GRANT TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE PUBLIC WAYS AND LANDS HEREON SHOWN AND THE EASEMENTS AS SHOWN FOR DRAINAGE DETENTION.

OWNER:

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ AS _____
NAME TITLE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER:

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4, A COLORADO SPECIAL DISTRICT

BY: _____ AS _____
NAME TITLE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4, A COLORADO SPECIAL DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL.

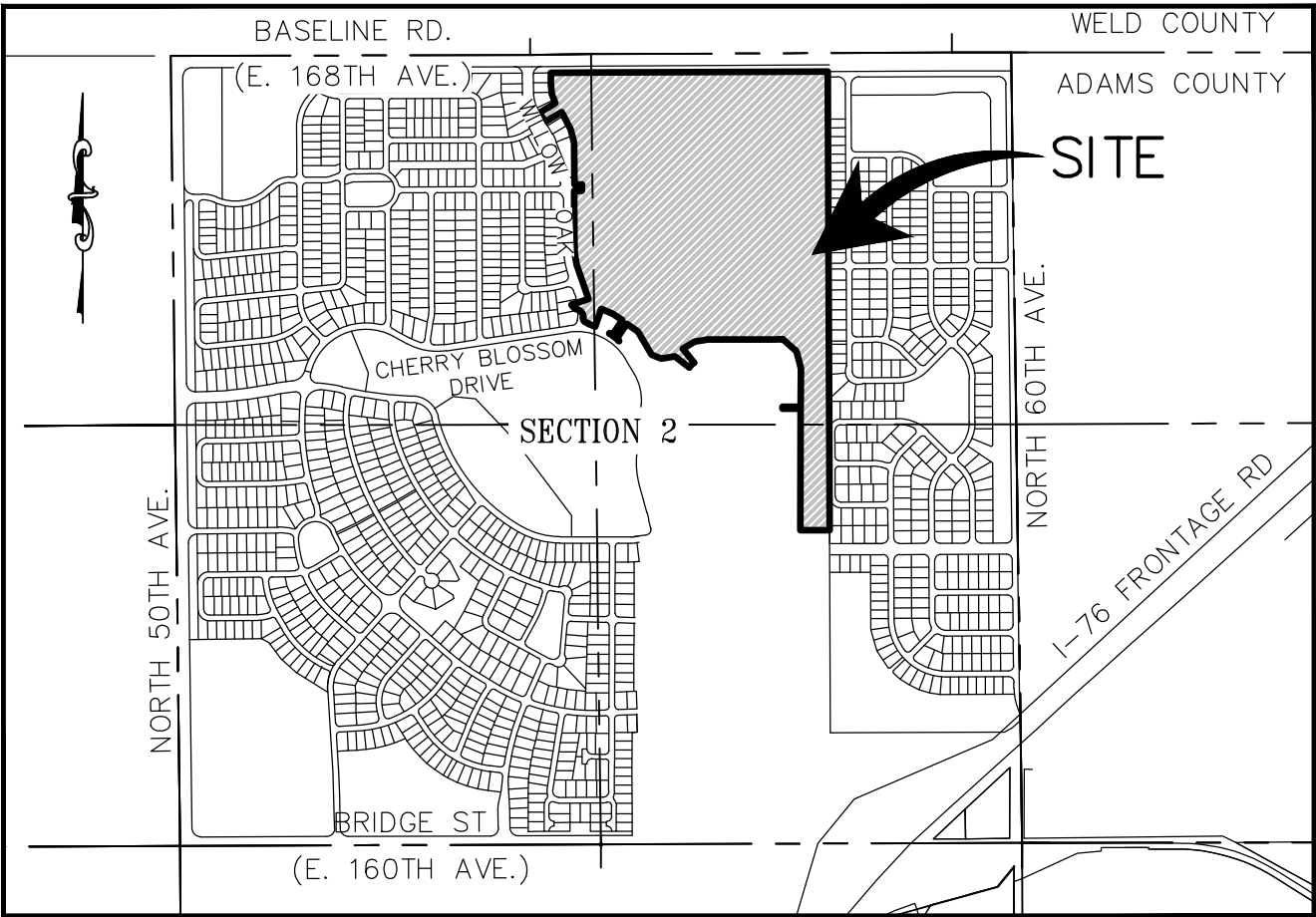
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY.

2. ANY DIVISION OF AN EXISTING SUBDIVISION LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT VIOLATES THE CITY SUBDIVISION REGULATIONS UNLESS 1) APPROVED BY THE CITY OF BRIGHTON, OR 2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS APPROVED BY THE SUBDIVISION REGULATIONS.



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

2. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION BINDER ORDER NO. ABC70531457 EFFECTIVE DATE OF MARCH 06, 2017 AT 5:00 P.M., NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.

3. BASIS OF BEARING: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN) BY A 2" ILLEGIBLE ALUMINUM CAP IN RANGE BOX AND AT THE EAST END (SOUTH QUARTER CORNER OF SAID SECTION 35) BY A 3 1/4" ILLEGIBLE ALUMINUM CAP IN RANGE BOX AND ASSUMED TO BEAR NORTH 89°24'33" EAST, A DISTANCE OF 2253.20 FEET.

4. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN - OTHER AREAS - ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08001C0355H, WITH A REVISED DATE OF MARCH 5, 2007. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

5. ALL DEDICATIONS AND GRANTS MADE TO THE CITY OF BRIGHTON ARE SUBJECT TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THE ANNEXATION AGREEMENT AND ALL THE AMENDMENTS THERETO AS EVIDENCED BY THE INSTRUMENTS RECORDED APRIL 13, 1987 IN BOOK 3301 AT PAGE 899, NOVEMBER 14, 1994 IN BOOK 4423 AT PAGE 908, NOVEMBER 20, 1995 IN BOOK 4630 AT PAGE 395, JUNE 19, 1996 IN BOOK 4776 AT PAGE 140, AND NOVEMBER 21, 1997 IN BOOK 5163 AT PAGE 219.

6. APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES AS AMENDED.

7. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

RESIDENTIAL / SINGLE FAMILY NOTES:

1. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF BRIGHTON SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.

2. CERTIFICATES OF OCCUPANCY SHALL NOT BE GRANTED UNTIL PUBLIC IMPROVEMENTS ARE COMPLETED BY THE DEVELOPER OR FINANCIAL GUARANTEES ACCEPTABLE TO THE CITY HAVE BEEN PROVIDED BY THE DEVELOPER.

3. A NON-EXCLUSIVE TEN (10) FOOT WIDE EASEMENT WAS GRANTED AT RECEPTION NO. 2013000104329 FOR THE USE OF ELECTRIC, TELEPHONE CABLE, TELEVISION, PEDESTRIAN SIDEWALKS AND POSTAL FACILITIES. OTHER UTILITIES INCLUDING SANITARY SERVICE LINES, WATER SERVICE LINES, GAS LINES AND WATER METER PITS, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 32 FEET IN WIDTH. CITY FACILITIES SHALL BE ALLOWED IN THE EASEMENT.

4. A NON-EXCLUSIVE FIVE (5) FOOT WIDE GAS EASEMENT WAS GRANTED AT RECEPTION NO. 2013000104329. OTHER UTILITIES INCLUDING SANITARY SERVICE LINES AND WATER SERVICE LINES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREA. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 32 FEET IN WIDTH.

SHEET INDEX

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SHEET 4	LOT AND DETAIL	SHEET 10	LOT AND DETAIL
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SHEET 6	LOT AND DETAIL		LINE AND CURVE TABLES

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

DEREK S. BROWN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1897

NOTICE: 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL OF THE LAND PLATTED HEREON AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, SUBJECT TO ALL MATTERS OF REFLECTED IN SCHEDULE B-2 OF THE PROPERTY INFORMATION BINDER ORDER NO. ABC70531457 EFFECTIVE DATE OF MARCH 06, 2017, ISSUED BY LAND TITLE GUARANTEE COMPANY.

ATTORNEY AT LAW _____ DATE _____

REGISTRATION NO. _____

COMMUNITY DEVELOPMENT DIRECTOR:

THIS IS TO CERTIFY THAT THIS PLAT WAS ACCEPTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF BRIGHTON ON THE _____ DAY OF _____, 20____.

DIRECTOR _____

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____M. ON THE _____ DAY OF _____A.D., 20____.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ RECEPTION NO. _____

AzTEC
CONSULTANTS, INC.
AzTec Proj. No.: 69717-13
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF
PREPARATION: 09-05-2017

SCALE: NA

SHEET 1 OF 11

BRIGHTON CROSSING FILING NO. 2, 5TH AMENDMENT

A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 11

LEGAL DESCRIPTION (CONTINUED):

BASIS OF BEARING: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN) BY A 2" ILLEGIBLE ALUMINUM CAP IN RANGE BOX AND AT THE EAST END (SOUTH QUARTER CORNER OF SAID SECTION 35) BY A 3 1/4" ILLEGIBLE ALUMINUM CAP IN RANGE BOX AND ASSUMED TO BEAR NORTH 89°24'33" EAST, A DISTANCE OF 2253.20 FEET.

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT V, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT V THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 88°47'18" EAST, A DISTANCE OF 251.18 FEET;
- 2) NORTH 89°20'02" EAST, A DISTANCE OF 1,484.03 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT V;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT V AND THE EASTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, SOUTH 00°40'02" EAST, A DISTANCE OF 2875.16 FEET TO THE SOUTHEAST CORNER OF SAID TRACT R, BRIGHTON CROSSING FILING NO. 2;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT R THE FOLLOWNG NINETEEN (19) COURSES:

- 1) SOUTH 89°22'05" WEST, A DISTANCE OF 182.93 FEET;
- 2) NORTH 00°17'17" WEST, A DISTANCE OF 761.18 FEET;
- 3) SOUTH 89°42'43" WEST, A DISTANCE OF 115.10 FEET;
- 4) NORTH 00°17'17" WEST, A DISTANCE OF 12.00 FEET;
- 5) NORTH 89°42'43" EAST, A DISTANCE OF 115.10 FEET;
- 6) NORTH 00°17'17" WEST, A DISTANCE OF 240.00 FEET;
- 7) NORTH 14°18'27" WEST, A DISTANCE OF 112.06 FEET;
- 8) NORTH 49°39'25" WEST, A DISTANCE OF 114.78 FEET;
- 9) SOUTH 89°21'20" WEST, A DISTANCE OF 402.49 FEET;
- 10)SOUTH 89°41'39" WEST, A DISTANCE OF 65.93 FEET;
- 11)SOUTH 80°21'59" WEST, A DISTANCE OF 85.54 FEET;
- 12)SOUTH 58°01'37" WEST, A DISTANCE OF 85.75 FEET;
- 13)SOUTH 38°54'34" EAST, A DISTANCE OF 112.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 168.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°54'34" EAST;
- 14)SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'11", AN ARC LENGTH OF 41.01 FEET;
- 15)NORTH 52°53'45" WEST, A DISTANCE OF 115.57 FEET;
- 16)SOUTH 79°55'53" WEST, A DISTANCE OF 89.59 FEET;
- 17)NORTH 69°07'29" WEST, A DISTANCE OF 65.24 FEET;
- 18)NORTH 31°02'26" WEST, A DISTANCE OF 169.80 FEET;
- 19)NORTH 56°38'30" WEST, A DISTANCE OF 84.62 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID GYPSUM GAP STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 33°21'30" WEST, A DISTANCE OF 94.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 23.00 FEET;
- 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°51'34", AN ARC LENGTH OF 32.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°22'27", AN ARC LENGTH OF 77.82 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID GYPSUM GAP STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 23.00 FEET;

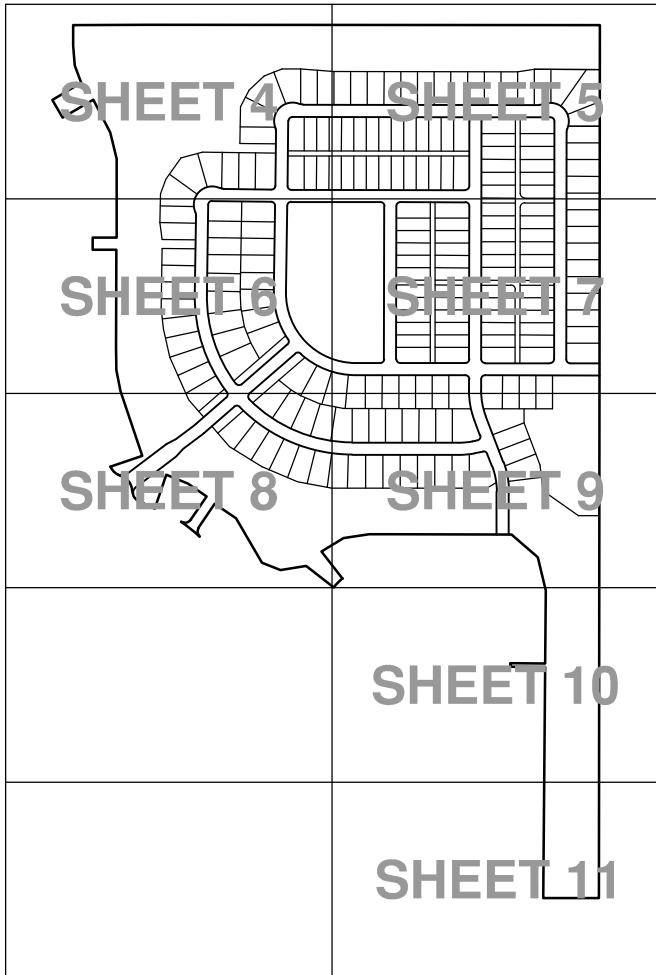
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°45'59", AN ARC LENGTH OF 35.63 FEET;
- 2) NORTH 33°21'30" EAST, A DISTANCE OF 93.55 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT P, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT P THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°38'30" WEST, A DISTANCE OF 74.24 FEET;
- 2) NORTH 67°43'23" WEST, A DISTANCE OF 77.33 FEET;
- 3) SOUTH 17°56'45" WEST, A DISTANCE OF 118.21 FEET;
- 4) NORTH 66°35'14" WEST, A DISTANCE OF 38.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET;
- 5) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°57'35", AN ARC LENGTH OF 27.94 FEET TO THE BEGINNING A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°24'29", AN ARC LENGTH OF 25.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69°31'32" EAST;



LEGAL DESCRIPTION (CONTINUED):

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°41'38", AN ARC LENGTH OF 12.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 51.50 FEET TO SAID WESTERLY BOUNDARY OF TRACT P;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°35'26", AN ARC LENGTH OF 62.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°38'50", AN ARC LENGTH OF 44.20 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 223.00 FEET;
- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'31", AN ARC LENGTH OF 3.34 FEET;
- 4) NORTH 70°35'28" EAST, A DISTANCE OF 111.33 FEET;
- 5) NORTH 19°24'32" WEST, A DISTANCE OF 225.00 FEET;
- 6) NORTH 11°43'11" WEST, A DISTANCE OF 70.50 FEET;
- 7) NORTH 01°27'20" WEST, A DISTANCE OF 75.01 FEET;
- 8) NORTH 00°39'05" WEST, A DISTANCE OF 321.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ROYAL PINE STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°20'55" WEST, A DISTANCE OF 78.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILLOW OAK STREET OF SAID BRIGHTON CROSSING FILING NO. 2, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 51.84 FEET;

THENCE NORTH 00°39'05" WEST, A DISTANCE OF 106.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ROYAL PINE STREET, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 51.84 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°20'55" EAST, A DISTANCE OF 79.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT V, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 00°39'05" WEST, A DISTANCE OF 259.29 FEET;
- 2) NORTH 14°41'16" WEST, A DISTANCE OF 89.31 FEET;
- 3) NORTH 28°02'40" WEST, A DISTANCE OF 121.99 FEET;
- 4) SOUTH 58°40'56" WEST, A DISTANCE OF 116.73 FEET;
- 5) NORTH 31°19'04" WEST, A DISTANCE OF 68.00 FEET;
- 6) NORTH 58°40'56" EAST, A DISTANCE OF 110.95 FEET;
- 7) NORTH 20°36'57" WEST, A DISTANCE OF 61.44 FEET;
- 8) NORTH 05°45'49" WEST, A DISTANCE OF 65.11 FEET;
- 9) NORTH 00°35'27" WEST, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 66.893 ACRES, (2,913,854 SQUARE FEET), MORE OR LESS.

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT EE	2,745	0.063	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT FF	5,586	0.128	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT HH	3,295	0.076	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT KK	6,733	0.155	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT LL	8,480	0.195	ACCESS/DRAINAGE	BCMD4 ¹ / BCMD4 ¹
TRACT MM	1,792	0.041	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT P	581,313	13.345	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT PP	1,792	0.041	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT Q	159,360	3.658	CITY PARK	COB / COB
TRACT R	259,377	5.954	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT RR	227,423	5.221	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT SS	16,737	0.384	ACCESS/DRAINAGE	BCMD4 ¹ / BCMD4 ¹
TRACT TT	1,792	0.041	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT UU	1,792	0.041	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT V	85,938	1.973	OPEN SPACE	BCMD4 ¹ / BCMD4 ¹
TRACT ZZ	9,560	0.219	ACCESS/DRAINAGE	BCMD4 ¹ / BCMD4 ¹
TOTAL	1,373,715	31.535		

BCMD4 = BRIGHTON CROSSING METRO DISTRICT NO. 4
1 – BCMD4 OR TITLE 32 METRO DISTRICT SERVICING THE BRIGHTON CROSSING DEVELOPMENT.
COB = CITY OF BRIGHTON

SUBDIVISION DATA TABLE		
DESCRIPTION	NUMBER	ACRES
LOTS	203	27.460 ACRES
TRACTS	16	31.535 ACRES
RIGHT-OF-WAY	1	7.898 ACRES
TOTAL	220	66.893 ACRES

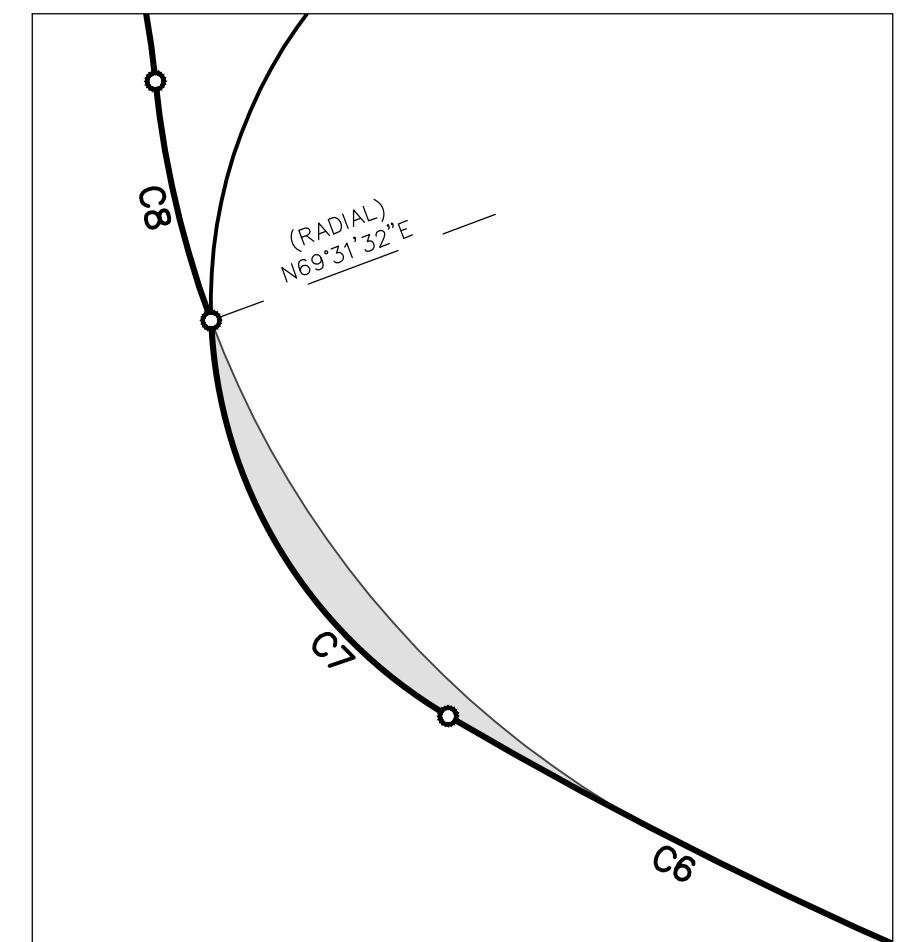
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

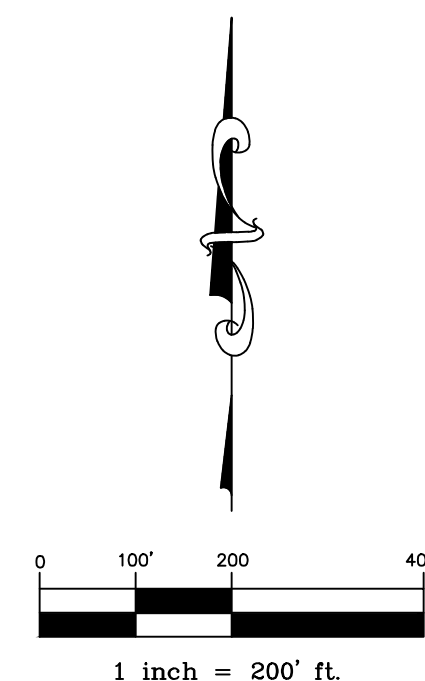
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 69717-13	DATE OF PREPARATION:	09-05-2017
	SCALE:	NA
	SHEET 2 OF 11	

BRIGHTON CROSSING FILING NO. 2, 5TH AMENDMENT

A PORTION OF SECTION 2, TOWNSHIP 1
SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF
BRIGHTON, COUNTY OF ADAMS, STATE
OF COLORADO
SHEET 3 OF 11

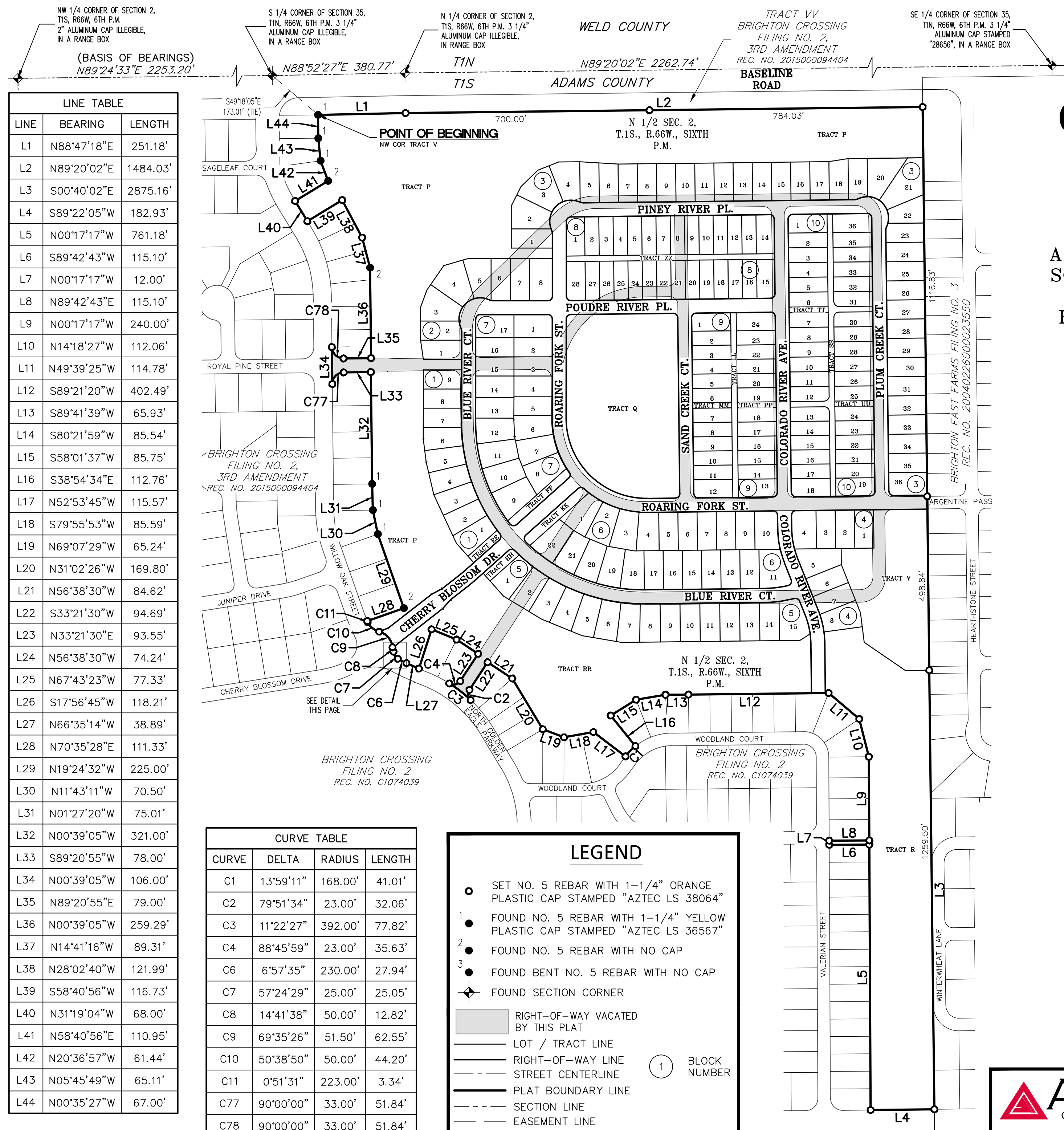


DETAIL
N.T.S.



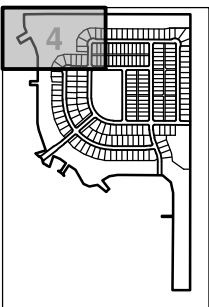
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



BRIGHTON CROSSING FILING NO. 2, 5TH AMENDMENT

A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 11

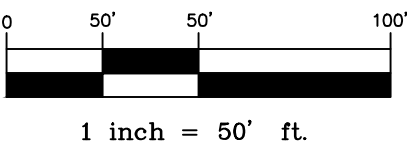
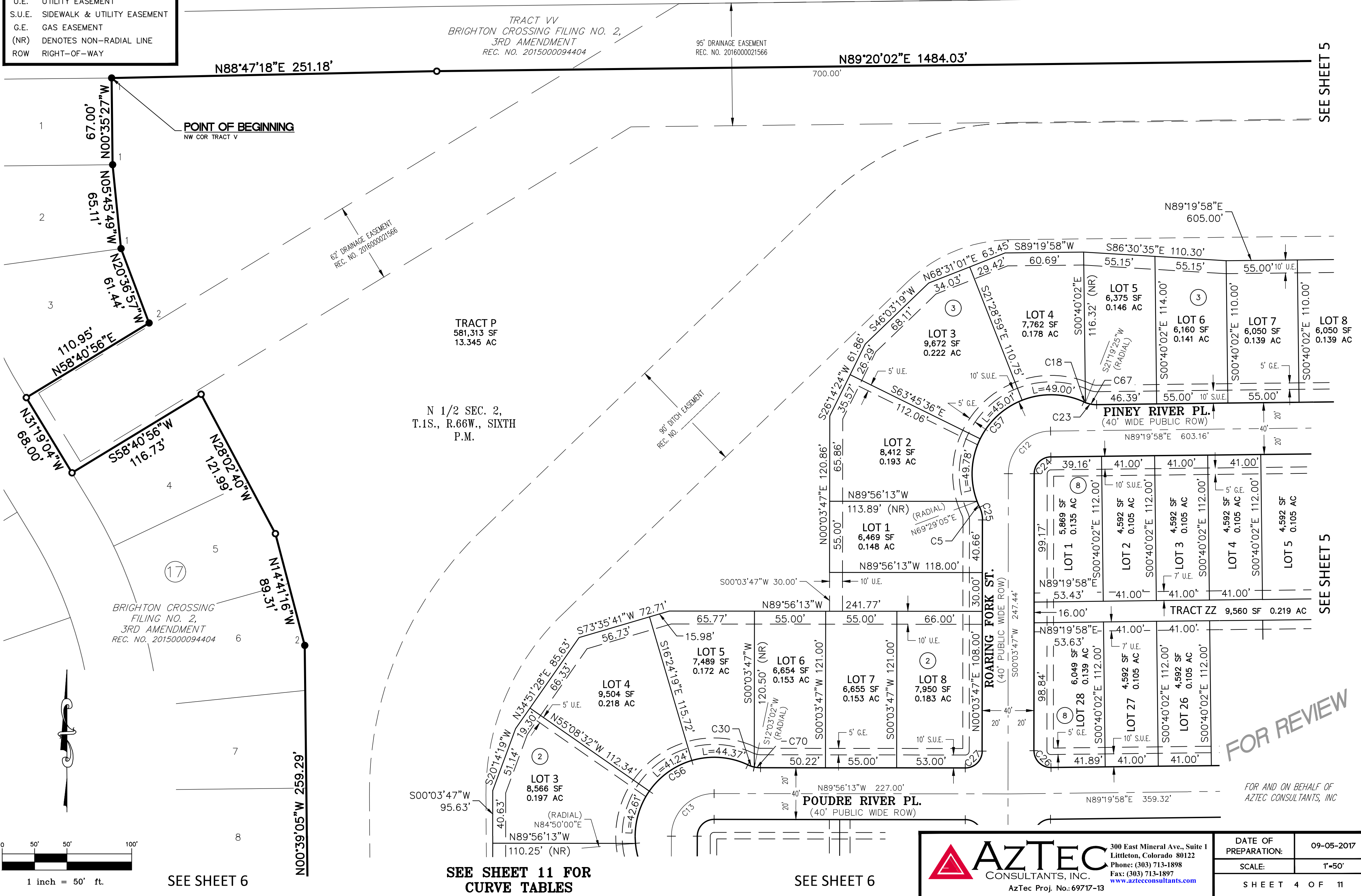


KEY MAP



LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- FOUND NO. 5 REBAR WITH NO CAP
- U.E. UTILITY EASEMENT
- S.U.E. SIDEWALK & UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- ROW RIGHT-OF-WAY



1 inch = 50' ft.

SEE SHEET 6

SEE SHEET 11 FOR
CURVE TABLES

SEE SHEET 6



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 69717-13

DATE OF PREPARATION:	09-05-2017
SCALE:	1"=50'
SHEET 4 OF 11	

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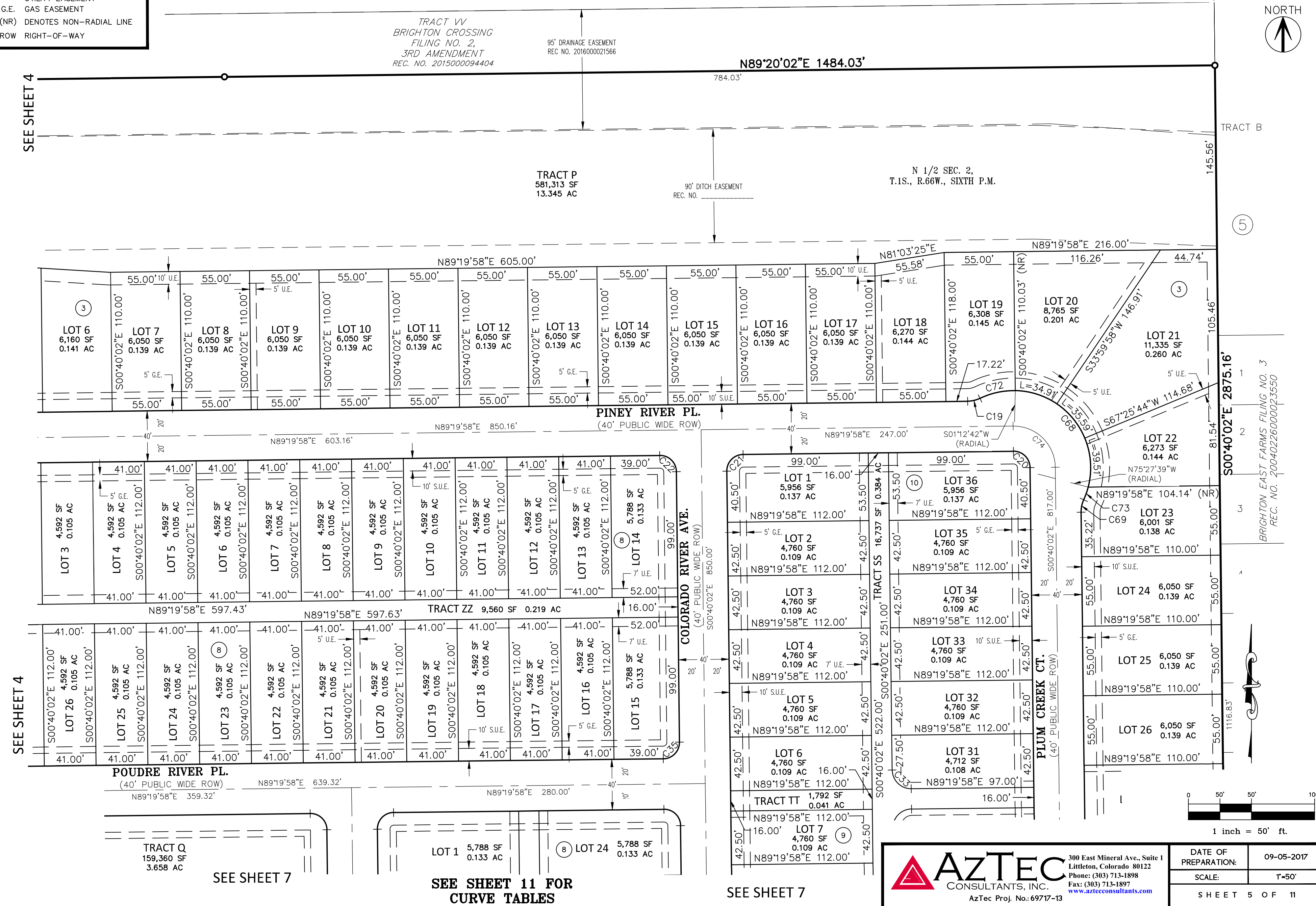
A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 11

LEGEND

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STAMPED "AZTEC LS 38064"
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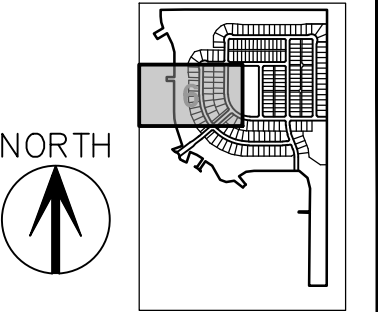
KEY MAP



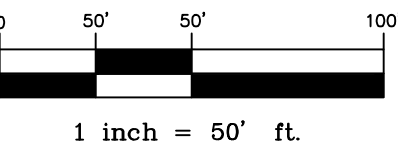
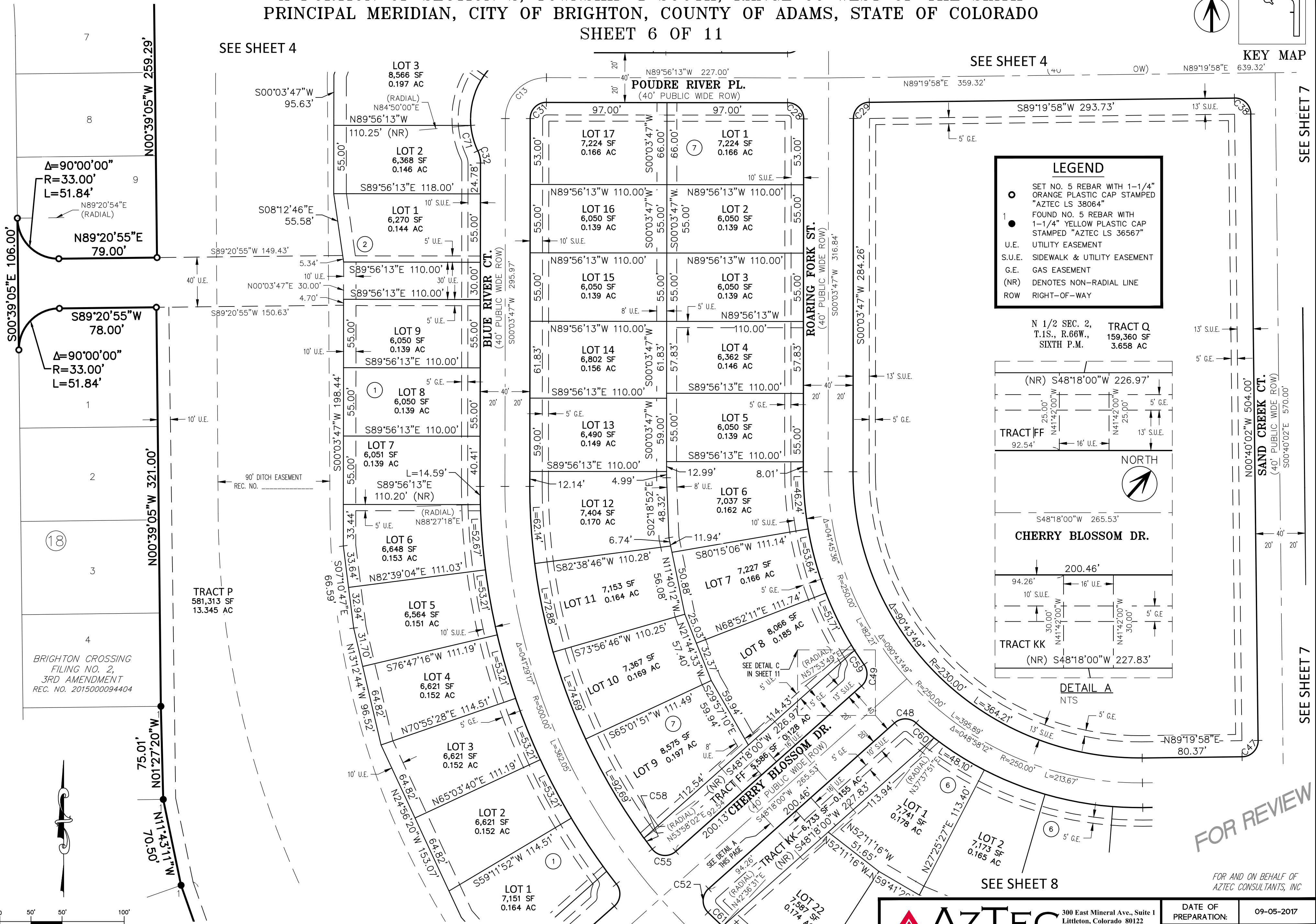
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PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 11



KEY MAP



1 inch = 50' ft.

SEE SHEET 8

SEE SHEET 11 FOR
CURVE TABLES

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SEE SHEET 7

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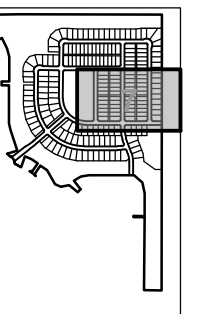
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PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11

LEGEND

U.E. UTILITY EASEMENT
S.U.E. SIDEWALK & UTILITY EASEMENT
G.E. GAS EASEMENT
(NR) DENOTES NON-RADIAL LINE
ROW RIGHT-OF-WAY



KEY MAP

NORTH

SEE SHEET
11 FOR
CURVE
TABLES

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

N 1/2 SEC. 2,
T.1S., R.66W.,
SIXTH P.M.

TRACT Q
159,360 SF
3.658 AC



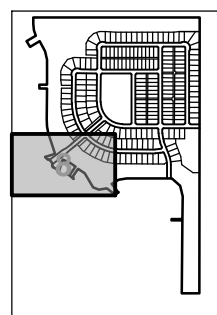
1 inch = 50' ft.

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SHEET 7 OF 11	



KEY MAP



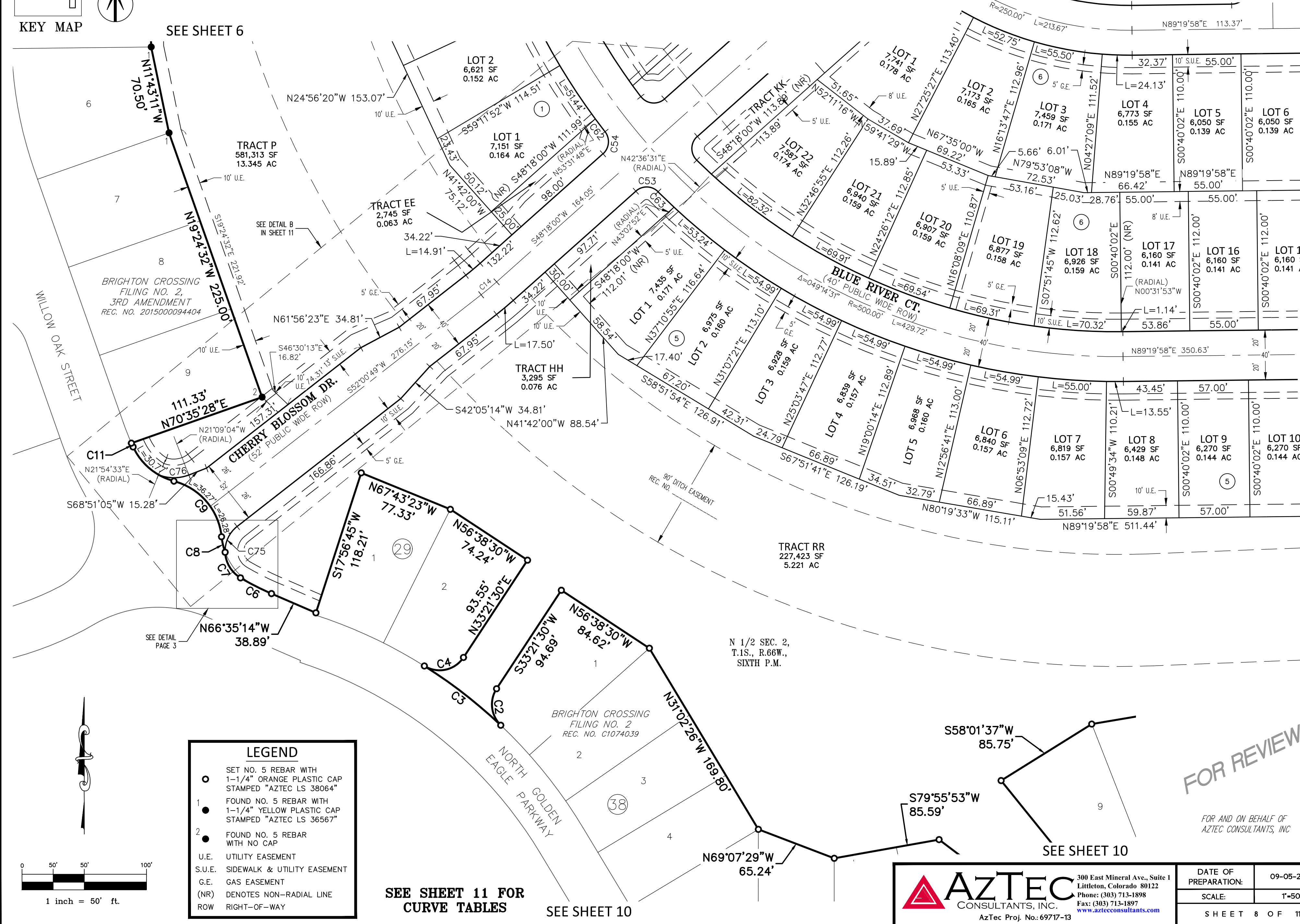
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PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9



LEGEND

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SEE SHEET 11 FOR
CURVE TABLES

SEE SHEET 10

FOR REVIEW

FOR AND ON BEHALF OF
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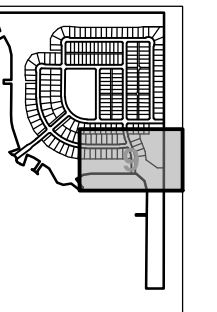
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PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP



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SEE SHEET 7

SHEET 9 OF 11

SEE SHEET 7



TRACT V
85,938 SF
1.973 AC

N 1/2 SEC. 2,
T.1S., R.66W.,
SIXTH P.M.

TRACT RR
227,423 SF
5.221 AC

TRACT R
259,377 SF
5.954 AC

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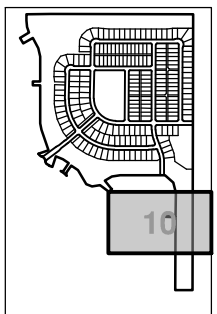
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SHEET 9 OF 11	

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SHEET 10 OF 11



KEY MAP



9

10

11

BRIGHTON EAST FARMS FILING NO. 3
REC. NO. 20040226000023550

23

11

1259.50'

90' DITCH EASEMENT
REC. NO.

1259.50'

WINTERWHEAT LANE

SEE SHEET 11

SEE SHEET 9

SEE SHEET 9

TRACT RR
227,423 SF
5.221 AC

S89°21'20"W 352.86'

S89°21'20"W 402.49'

5' G.E. 20' 20'

N49°39'25"W 114.78'

N14°18'27"W 112.06'

N00°17'17"W 240.00'

N89°42'43"E 115.10'

S89°42'43"W 115.10'

N00°17'17"W 761.18'

S00°17'17"E 12.00'

ALP LILY PLACE

WILLOWHERB STREET

VALERIAN STREET

BRIGHTON CROSSING FILING NO. 2
REC. NO. C1074039

BRIGHTON CROSSING
FILING NO. 2
REC. NO. C1074039

BRIGHTON CROSSING
FILING NO. 2
REC. NO. C1074039

BRIGHTON CROSSING
FILING NO. 2
REC. NO. C1074039

N 1/2 SEC. 2,
T.1S., R.66W.,
SIXTH P.M.

TRACT R
259,377 SF
5.954 AC

0 50' 50' 100'
1 inch = 50' ft.

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- (NR) DENOTES NON-RADIAL LINE
- ROW RIGHT-OF-WAY

SEE SHEET 11 FOR
CURVE TABLES

SEE SHEET 11

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SCALE:	1"=50'
SHEET 10 OF 11	

NORTH

A circular icon containing a black arrow pointing straight up, indicating North.

KEY MAP

LOT CURVE TABLES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	4°37'50"	61.00'	4.93'
C18	3°13'05"	23.00'	1.29'
C19	25°12'32"	23.00'	10.12'
C20	90°00'00"	13.00'	20.42'
C21	90°00'00"	13.00'	20.42'
C22	90°00'00"	13.00'	20.42'
C23	25°12'32"	23.00'	10.12'
C24	89°16'11"	13.00'	20.25'
C25	25°12'32"	23.00'	10.12'
C26	90°43'49"	13.00'	20.59'
C27	90°00'00"	13.00'	20.42'
C28	90°00'00"	13.00'	20.42'
C29	89°16'11"	13.00'	20.25'
C30	13°13'16"	23.00'	5.31'
C31	90°00'00"	13.00'	20.42'
C32	25°12'32"	23.00'	10.12'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	13.00'	20.42'
C36	90°00'00"	13.00'	20.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C37	90°00'00"	13.00'	20.42'
C38	90°00'00"	13.00'	20.42'
C39	90°00'00"	15.00'	23.56'
C40	90°00'00"	15.00'	23.56'
C41	90°00'00"	13.00'	20.42'
C42	90°00'00"	13.00'	20.42'
C43	90°00'00"	13.00'	20.42'
C44	90°00'00"	13.00'	20.42'
C45	90°00'00"	13.00'	20.42'
C46	90°00'00"	13.00'	20.42'
C47	90°00'00"	13.00'	20.42'
C48	83°18'22"	13.00'	18.90'
C49	83°18'04"	13.00'	18.90'
C50	100°00'00"	13.00'	22.69'
C51	80°00'00"	13.00'	18.15'
C52	93°45'26"	13.00'	21.27'
C53	86°42'31"	13.00'	19.67'
C54	86°11'31"	13.00'	19.56'
C55	94°20'50"	13.00'	21.41'
C56	140°25'03"	61.00'	149.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	139°41'15"	61.00'	148.72'
C58	1°19'11"	480.00'	11.06'
C59	2°53'52"	270.00'	13.66'
C60	3°58'31"	270.00'	18.73'
C61	1°56'03"	480.00'	16.20'
C62	1°25'18"	520.00'	12.90'
C63	1°57'39"	520.00'	17.80'
C64	90°00'00"	13.00'	20.42'
C65	3°43'08"	270.00'	17.53'
C66	7°17'29"	270.00'	34.36'
C67	21°59'26"	23.00'	8.83'
C68	140°25'03"	61.00'	149.50'
C69	25°12'32"	23.00'	10.12'
C70	11°59'15"	23.00'	4.81'
C71	19°58'44"	61.00'	21.27'
C72	27°05'16"	61.00'	28.84'
C73	10°00'09"	61.00'	10.65'
C75	54°14'00"	25.00'	23.66'
C76	43°03'37"	33.23'	24.97'

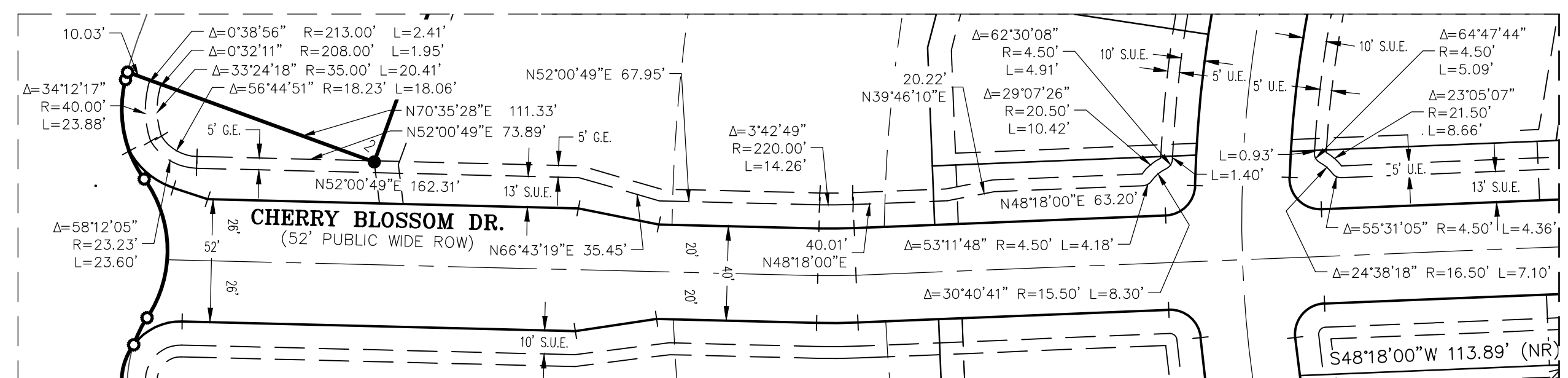
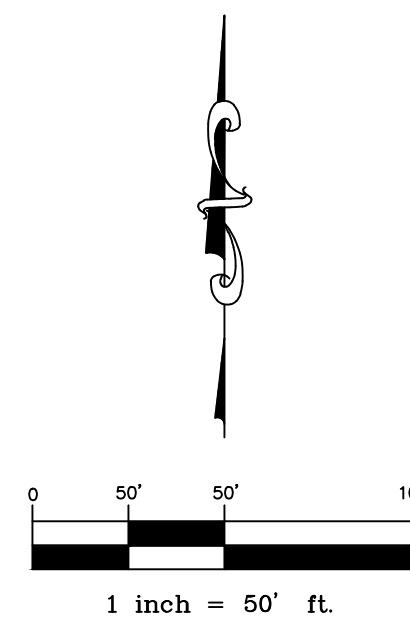


Diagram illustrating a closed traverse polygon with five sides. The interior angles and side lengths are labeled as follows:

- Angle 1: $\Delta = 29^{\circ}42'46''$
- Side 1: $R = 20.50'$
- Side 2: $L = 10.63'$
- Angle 2: $\Delta = 31^{\circ}12'48''$
- Side 3: $R = 15.50'$
- Side 4: $L = 8.44'$
- Angle 3: $\Delta = 51^{\circ}47'36''$
- Side 5: $R = 4.50'$
- Side 6: $L = 4.07'$
- Angle 4: $\Delta = 60^{\circ}33'05''$
- Side 7: $R = 4.50'$
- Side 8: $L = 4.76'$
- Side 9: $L = 1.86'$
- Side 10: $L = 0.79'$

A North arrow is shown pointing towards the top right. The diagram is labeled **DETAIL C** and **NTS** (Not To Scale).

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