# ZONE CHANGE MAP FOR ESCARCEGA SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 1 OF 2

### **DEDICATION + ACKNOWLEDGEMENT:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST ONE—QUARTER OF THE NORTHEAST ONE—QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SAID POINT BEING A 3 1/4 INCH DIAMETER ALUMINUM CAP, P.L.S. NO. 25369 IN A RANGE BOX ESTABLISHED AND USED FOR THE HORIZONTAL LOCATION OF PLATTE RIVER RANCH FILING NO. 5, AS RECORDED IN FILE 18, MAP 146, ADAMS COUNTY RECORDS, BEING S89°53"10"W, A DISTANCE OF 47.97 FEET FROM A 2 1/2" DIAMETER ALUMINUM CAP, P.L.S. NO. 27269 RE-ESTABLISHED AND USED FOR THE HORIZONTAL LOCATION OF A PARCEL DESCRIBED IN BOOK 232 AT PAGE 368, ADAMS COUNTY RECORDS; THENCE NO0°38'20"E ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AS SHOWN ON THE RECORDED PLAT OF SAID PLATTE RIVER RANCH FILING NO. 5, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 148TH AVENUE AS DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS; THENCE N89°53'10"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROMLEY LANE AS SHOWN ON THE RECORDED PLAT OF SAID PLATTE RIVER RANCH FILING NO. 5, BEING THE POINT OF BEGINNING; THENCE NOO°38'20'E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 579.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 2365.00 FEET, THE CHORD OF SAID CURVE BEARS NO1º22'13"E, 60.38 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.38 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 1, SAID PLATTE RIVER RANCH FILING NO. 5; THENCE N89°56'56'E ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTH LINE, A DISTANCE OF 384.05 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 232 AT PAGE 368, ADAMS COUNTY RECORDS; THENCE SO29214"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 449.22 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS, BEING MONUMENTED BY A #3 REBAR FLUSH WITH THE GROUND; THENCE S89°00'46"W ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 338.47 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOO 38'20"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING MONUMENTED BY A #3 REBAR FLUSH WITH THE GROUND; THENCE S89°59'00"W ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 148TH AVENUE AS DESCRIBED IN BOOK 3041 AT PAGE 993, ADAMS COUNTY RECORDS, A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING.

# EXCEPT:

THAT PORTION OF THE OF THE SOUTHWEST ONE—QUARTER OF THE NORTHEAST ONE—QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED IN BOOK A30 AT PAGE 264.

CONTAINS 3.823 ACRES, OR 166,512 MORE OR LESS.

# **BASIS FOR BEARINGS:**

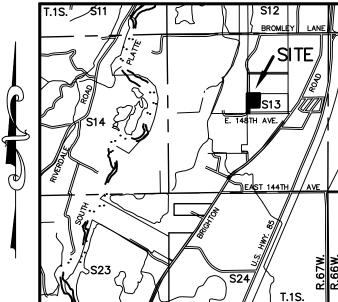
THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST, BEING MONUMENTED BY A 3 ¼ INCH DIAMETER ALUMINUM CAP P.L.S. 27269 AT THE SOUTHEAST CORNER AND AT THE APPARENT SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13 IS ASSUMED TO BEAR N89°58'59"E. ALL MONUMENTS SHOWN HEREON.

# 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE 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.

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### NOTICE CON'T:

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES, INCLUDING UTILITIES, WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT. THERE MAY BE UNDERGROUND UTILITIES LOCATED ON OR ADJACENT TO THIS PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.

THERE ARE 2 APPARENT MONUMENTED LAND CORNERS AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE—QUARTER OF THE NORTHEAST ONE—QUARTER OF SECTION 13:

1) THE FOUND 3 ¼"DIAMETER ALUMINUM CAP STAMPED P.L.S NO. 25369 WAS ESTABLISHED AND USED FOR CONTROL FOR THE PLATTE RIVER RANCH FILING NO. 5 SUBDIVISION AND IS 4.30 FEET

WESTERLY OF THE LOCATION OF THE PARCEL CORNERS AS DESCRIBED AND MONUMENTED BY FOUND #3 REBARS IN BOOK 3041 AT PAGE 993.

2) THE FOUND 3 1/4" DIAMETER ALUMINUM CAP STAMPED P.L.S. NO. 27269 WAS RE-ESTABLISHED

THE LEGAL DESCRIPTION CONTAINED IN DEED RECORDED IN BOOK A30 AT PAGE 264, ADAMS COUNTY RECORDS IS AMBIGUOUS AND IS SHOWN ON THE ATTACHED MAP AT THE CURRENT OCCUPIED LOCATION OF THE LAND. ACCESS TO THIS PARCEL IS FROM AN UN-IMPROVED GRAVEL DRIVE LYING EAST OF THE DESCRIBED PARCEL.

AND MATCHES THE LOCATION OF THE CORNER AS DESCRIBED IN BOOK 232 AT PAGE 368.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROPERTY INFORMATION BINDER, POLICY NO.: PIB70618324.1191227, DATED APRIL 23, 2019 AT 5:00 P.M..

# SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED 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 HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER, REG P.L.S. NO. 6973

# **CLERK AND RECORDER'S CERTIFICATE:**

		O IN MY OFFICE AT DED IN RECEPTION NO	<del></del>	
DEPUTY	_	CLERK AND	RECORDER	

Prepared By:

R.W. BAYER & ASSOCIATES, INC. 12170 TEJON ST., NO 700 WESTMINSTER, COLORADO 80234 (303) 452-4433 FAX:(303)452-4515 FILE NO.: 13-17-186L CAD FILE: 19069C/19069C.DWG ZONE MAP CHANGE FOR ESCARCEGA SUBDIVISION

A PART OF THE N.E 1/4 OF SEC. 13,
T.1S., R.67W. OF THE 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Date Prepared: JULY 12, 2019

#### ZONE CHANGE MAP FOR ESCARCEGA SUBDIVISION A PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2 FOUND #4 REBAR & CAP, FOUND 1-1/2" ALUMINUM CAP, P. L. S. 27269 BLOCK 1, PLATTE RIVER RANCH FILING NO. 5 (FILE 18, MAP 146, ADAMS COUNTY RECORDS) P. L. S. 253691 - 0, 18' S. OF LINE 4.7' 16.5' | 207 56 LOT 55 LOT 50 LOT 48 S.E. COR. TRACT H, PLATTE RIVER RANCH FILING NO. 5 N89°56'56"E 384.05' FOUND 1-1/2" ALUMINUM CAP, P. L. S. NORTHWEST CORNER TRACT A - TO BE DEDICATED TO CITY OF BRIGHTON BK 232 PG 368 S89°56'55"W 300.91' ·∆=1**°**27'46" WFST 85, 26' 82, 50' R=2365.00' L=60.38'EXCEPTED AREA AS OCCUPIED (EXCEPTED AS DESCRIBED IN ChB=N01°22'13"E ChL=60.38' LEGEND BOOK A30, PAGE 264 AND RECEPTION NO. C0959500, ADAMS DENOTES: FOUND MONUMENT AS DESCRIBED COUNTY RECORDS FOR CEMETERY DENOTES: SECTION CORNER CONTAINS ±10, 890 DENOTES: SET NO. 5 REBAR & CAP, PLS 6973 SQUARE FEET OR ±0, 250 ACRES) S00.38'20"W NEW ZONING DESIGNATION: RURAL ESTATE/RE **SWAN AVENUE** PARCEL DESCRIBED IN BOOK 232, EXCEPTED IN BOOK 5879, PAGE 498, BOOK 5873, PAGE 163 AND PAGE 368, AND AS SHOWN IN THE LAND SURVEY PLAT BY AMERICAN IS NOW BROMLEY LANE WEST LAND SURVEYING CO., IN BOOK RIGHT-OF-WAY PER PLAT OF 1, PAGE 3094, ADAMS COUNTY PLATTE RIVER RANCH FILING NO. WEST LINE S, W. 4 N. E. 4 SEC. RIVER RANCH FILING ND. 5 LANI OF PLATTE PAGE 400 TRACT A TO BE DEDICATED TO THE CITY OF BRIGHTON BY PLAT 1350 BROMLEY LANE BROMLEY -WAY PER THE PLAT [ 3.823 ACRES $\pm$ 166,512 SQUARE FEET ± 60.0' (D) 64.3' (M) FOUND #3 REBAR 338.06' (D) S89°00'46"W (D & M) 338.48' (M) ➤ NORTHEAST CORNER NORTHWEST CORNER BK 3041 PG 993 BK 3041 PG 993 EXCEPTED BOOK 6008, PAGE 66, AND BOOK 3041, PAGE 993, ADAMS COUNTY POINT OF BEGINING FOUND #3 REBAR N89°53'10"E 30.14'-(SLIGHTLY BENT) SOUTHWEST CORNER BK 3041 PG 993 REAST 148TH AVENUE FOUND #3 REBAR POINT OF COMMENCEMENT NOO'38'20"E 20.00' SCALE: 1" = 50' (FOUND 3-1/4" ALUMINUM CAP, P.L.S. 25369, 2000, IN RANGE BOX, PER MONUMENT RECORD TIE) THIS MONUMENT BOOK 3041, PAGE 993 ZONE MAP CHANGE FOR ESCARCEGA SUBDIVISION S89°59'00"W 34.19' Prepared By: N89°53'10"E WAS USED FOR PLATTE RIVER RANCH N89°58'59"E FILING NO. 5 S. W. COR., S. W. 1, N. E. 1 A PART OF THE N.E 1/4 OF SEC. 13, CFOUND 2-1/2" ALUMINUM CAP, P.L.S. 1326.90' 148TH AVENUE R.W. BAYER & ASSOCIATES, INC. 20.0 T.1S., R.67W. OF THE 6TH P.M., 27269, 2006, IN RANGE BOX, PER MONUMENT SEC. 13, T. 1S., R. 67W FOUND 2" PIPE SOUTHEAST COR. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO. 12170 TEJON ST., NO 700 COUTHWEST # OF THE (20' RIGHT-OF-WAY PER THE PLAT OF ELMWOOD N. W. COR. TRACT 1, WESTMINSTER, COLORADO 80234 NORTHEAST 1 OF ELMWOOD ACRES ELMWOOD ACRES (5.70' EAST OF ACRES) (303) 452-4433 FAX:(303)452-4515 SEC. 13 T. 1S. R. 67W. Date Prepared: JULY 12, 2019 AND 20.72' SOUTH OF CALCULATED FILE NO.: 13-17-186L CENTER CORNER SECTION 13) CAD FILE: 19069C/19069C.DWG SHEET 2 OF 2