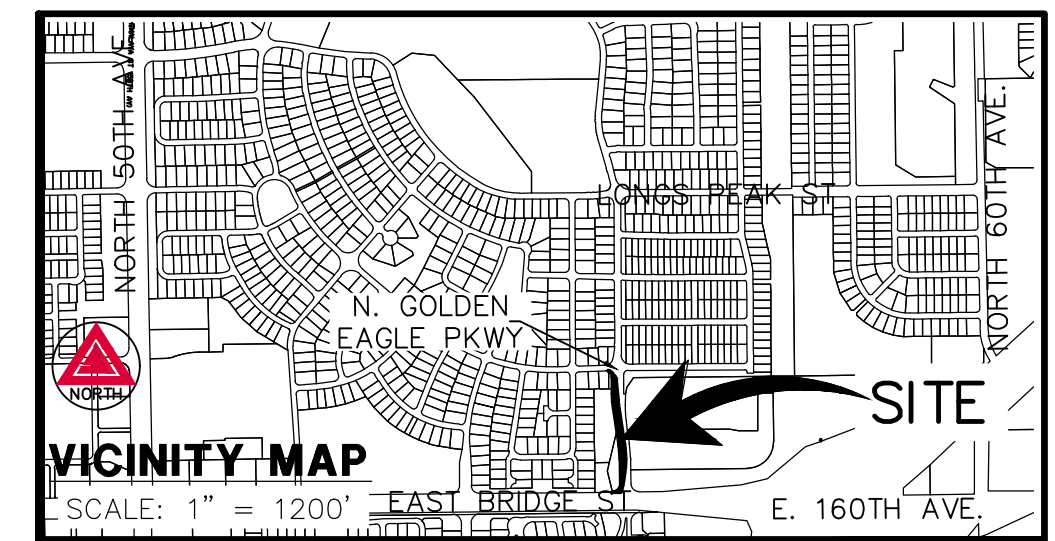


NORTH GOLDEN EAGLE PARKWAY RIGHT-OF-WAY VACATION

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



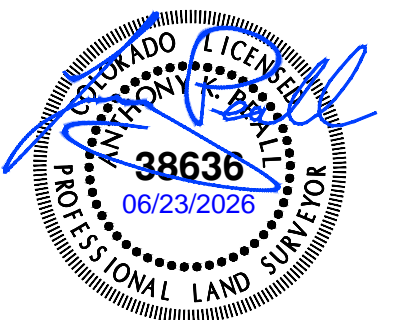
GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION BINDER ORDER NO. PIB70850490.27330298 EFFECTIVE DATE OF SEPTEMBER 25, 2024 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, 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 (NORTH QUARTER CORNER OF SECTION 2, T1N, R66W) BY A 3 1/4" ILLEGIBLE ALUMINUM CAP AND ASSUMED TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET.
- 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."

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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.

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
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.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTH GOLDEN EAGLE PARKWAY RIGHT-OF-WAY, AS DEDICATED ON THE PLAT OF BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT, RECORDED UNDER RECEPTION NO. 2024000070957, AND THAT DOCUMENT RECORDED UNDER RECEPTION NO. C1194143 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

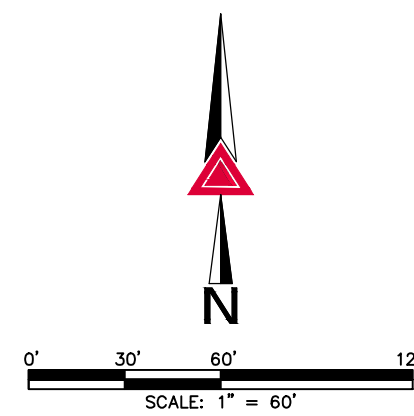
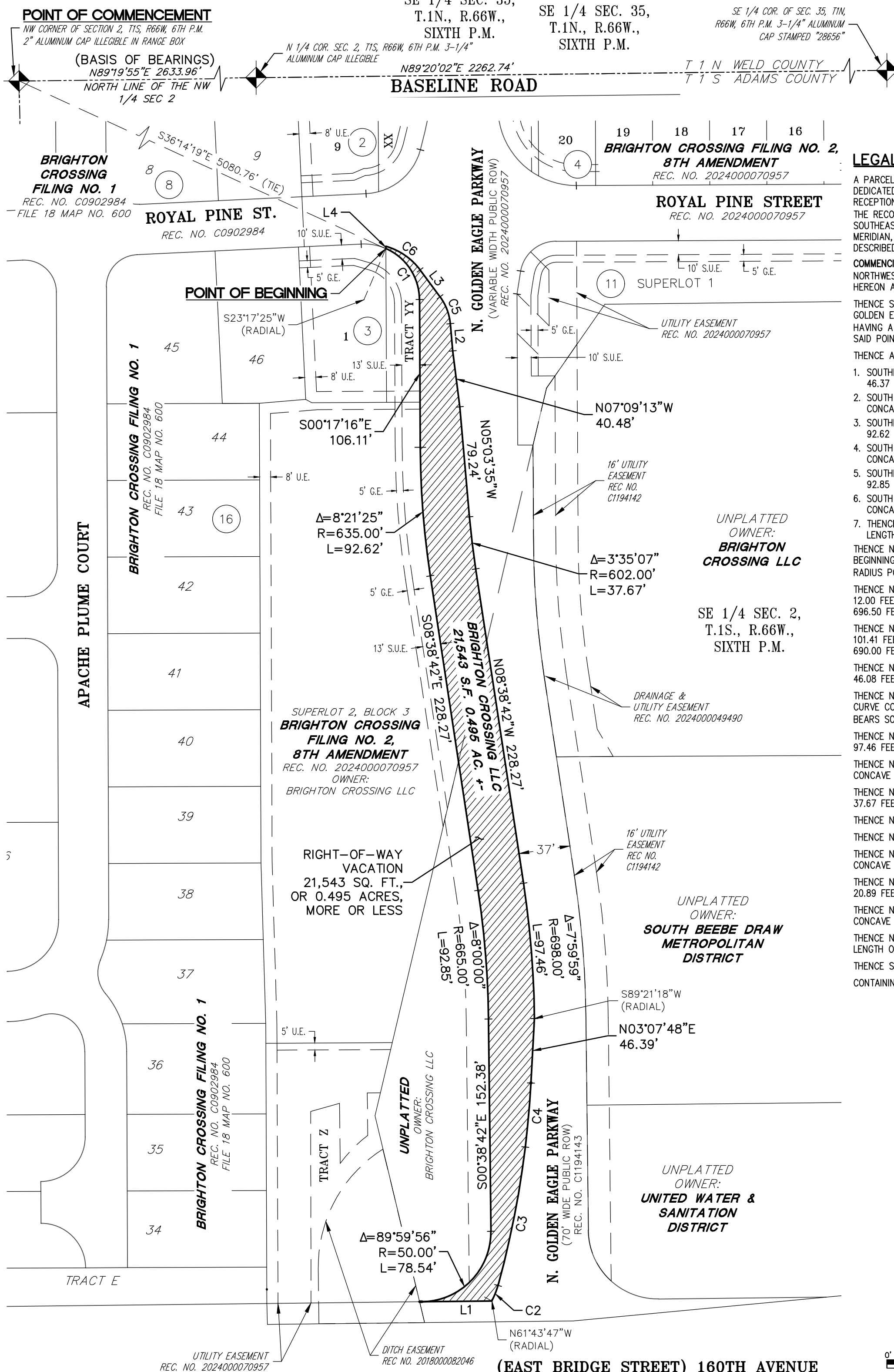
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 36°14'19" EAST, A DISTANCE 5080.76 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID GOLDEN EAGLE PARKWAY AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 23°17'25" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°25'19", AN ARC LENGTH OF 46.37 FEET;
 - SOUTH 00°17'16" EAST, A DISTANCE OF 106.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 635.00 FEET;
 - SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 92.62 FEET;
 - SOUTH 08°38'42" EAST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 665.00 FEET;
 - SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", AN ARC LENGTH OF 92.85 FEET;
 - SOUTH 00°38'42" EAST, A DISTANCE OF 152.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
 - THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'56", AN ARC LENGTH OF 78.54 FEET;
- THENCE NORTH-TANGENT TO SAID CURVE, NORTH 89°21'16" EAST, A DISTANCE OF 50.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°43'47" WEST;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'20", AN ARC LENGTH OF 12.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 696.50 FEET;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°20'31", AN ARC LENGTH OF 101.41 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 690.00 FEET;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°49'34", AN ARC LENGTH OF 46.08 FEET;
- THENCE NORTH 03°07'48" EAST, A DISTANCE OF 46.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 698.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°21'18" WEST;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°59'59", AN ARC LENGTH OF 97.46 FEET;
- THENCE NORTH 08°38'42" WEST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 602.00 FEET;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'07", AN ARC LENGTH OF 37.67 FEET;
- THENCE NORTH 05°03'35" WEST, A DISTANCE OF 79.24 FEET;
- THENCE NORTH 07°09'13" WEST, A DISTANCE OF 40.48 FEET;
- THENCE NORTH 05°07'17" WEST, A DISTANCE OF 19.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 38.00 FEET;
- THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°29'32", AN ARC LENGTH OF 20.89 FEET;
- THENCE NORTH 36°36'49" WEST, A DISTANCE OF 24.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 46.50 FEET;
- THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°31'34", AN ARC LENGTH OF 30.46 FEET;
- THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 1.63 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 0.495 ACRES, (21,543 SQUARE FEET), MORE OR LESS.

LINE	BEARING	LENGTH
L1	N89°21'16"E	50.14'
L2	N05°07'17"W	19.62'
L3	N36°36'49"W	24.01'
L4	S00°17'16"E	1.63'

CURVE	DELTA	RADIUS	LENGTH
C1	66°25'19"	40.00'	46.37'
C2	12°58'20"	53.00'	12.00'
C3	8°20'31"	696.50'	101.41'
C4	3°49'34"	690.00'	46.08'
C5	31°29'32"	38.00'	20.89'
C6	37°31'34"	46.50'	30.46'



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AzTec Proj. No.: 69718-12
Drawn By: TP

DATE OF PREPARATION:	2026-01-12
SCALE:	1" = 60'
SHEET	1 OF 1

LAST REVISED: 2026-06-23