

SOUTH MAIN STREET VACATION MAP

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 4 - COVER SHEET

LEGAL DESCRIPTION:

A PORTION OF SOUTH MAIN STREET IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER THE QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2021, AT RECEPTION NO. 2021000107255 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, NORTH 89°45'27" EAST, A DISTANCE OF 407.72 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°14'33" WEST, A DISTANCE OF 76.08 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015 AT RECEPTION NO. 2015000019457 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", BEING THE NORTHERLY RIGHT-OF-WAY OF WEST BROMLEY LANE, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, SOUTH 89°23'50" EAST, A DISTANCE OF 109.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE ALONG THE EASTERLY LINES OF PARCEL "A", PARCEL "B" AND PARCEL "C", SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2015000019457, BEING THE WESTERLY RIGHT-OF-WAY OF SOUTH MAIN STREET, A PUBLIC RIGHT-OF-WAY PER RECEPTION NO. 20210001074255 IN SAID OFFICE OF THE CLERK AND RECORDER, THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 13°28'03" EAST, A DISTANCE OF 150.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 306.50 FEET, WHOSE CHORD BEARS NORTH 07°55'08" WEST, A DISTANCE OF 223.54 FEET;
- 2) NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 42°46'26", AN ARC LENGTH OF 228.82 FEET;
- 3) NORTH 29°18'20" WEST, A DISTANCE OF 66.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 359.50 FEET, WHOSE CHORD BEARS NORTH 24°05'37" WEST, A DISTANCE OF 65.31 FEET;
- 4) NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°25'24", AN ARC LENGTH OF 65.40 FEET;
- 5) NORTH 18°43'58" WEST, A DISTANCE OF 11.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 34.56 FEET, WHOSE CHORD BEARS NORTH 45°20'21" WEST, A DISTANCE OF 29.71 FEET AND THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 50°54'50", AN ARC LENGTH OF 30.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET, WHOSE CHORD BEARS NORTH 86°08'22" WEST, A DISTANCE OF 10.49 FEET;

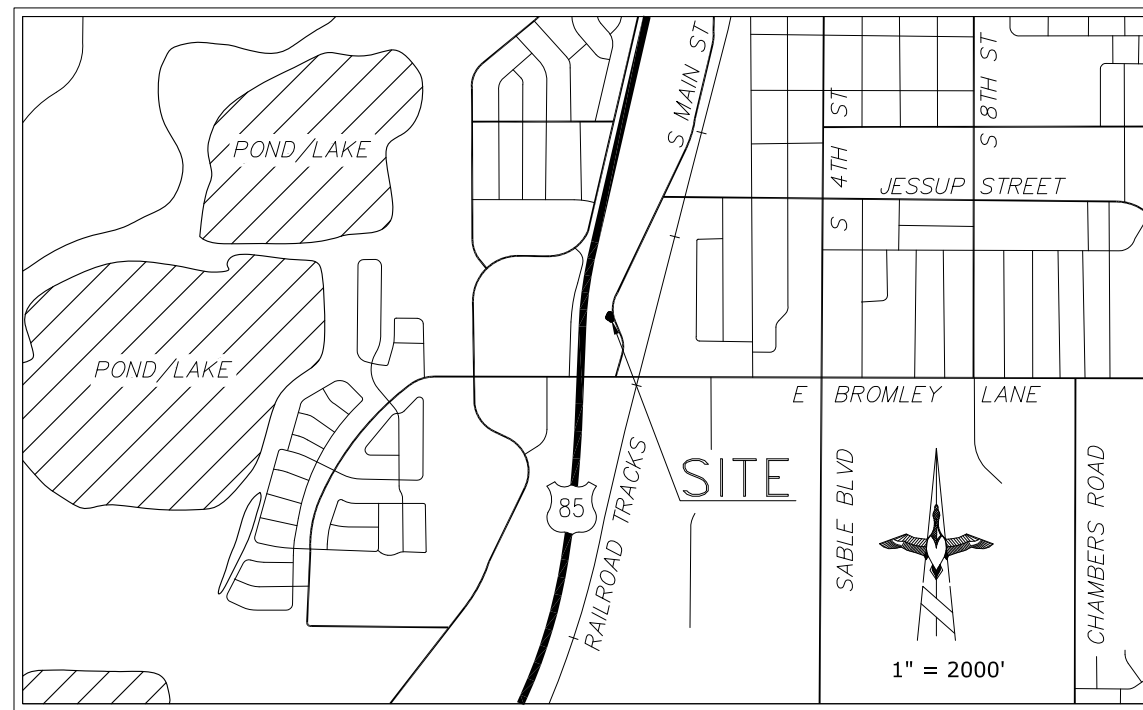
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°14'39", AN ARC LENGTH OF 10.53 FEET TO THE EASTERLY LINE OF PARCEL 3REV, AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059831 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY LINE, NORTH 25°14'17" EAST, A DISTANCE OF 39.24 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH MAIN STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 388.22 FEET, WHOSE CHORD BEARS SOUTH 14°36'03" EAST, A DISTANCE OF 58.99 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°42'53", AN ARC LENGTH OF 59.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 526 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

VICINITY MAP



SHEET INDEX:

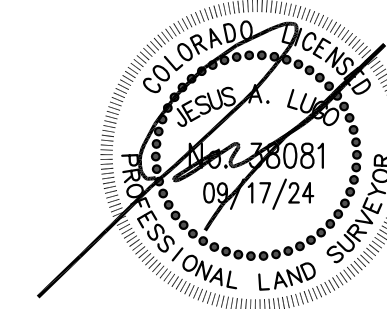
- 1) COVER SHEET
- 2) MONUMENT NOTES, PARCEL & HATCHING LEGENDS, AND LINE & CURVE TABLES
- 3) BOUNDARY ESTABLISHMENT DETAIL
- 4) RIGHT-OF-WAY VACATION DETAIL

GENERAL NOTES:

- 1) THE PURPOSE OF THIS MAP IS TO SHOW THE VACATION AND DEDICATION OF THE LANDS TO THE ADJOINING PROPERTY OWNERSHIP OF PARCEL "C" AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015 AT RECEPTION NO. 2015000019457 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO, PER C.R.S. 43-2-302(C).
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. NCS-883274-CO, REVISION 6, WITH AN EFFECTIVE DATE OF APRIL 18, 2023, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 3) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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 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.
- 4) 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.
- 5) BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS NORTH 89°45'27" EAST, BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- 6) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON FEBRUARY 19, 2021 AND AUGUST 21, 2023.
- 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."
- 8) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL 327 OF 1150, COMMUNITY PANEL NUMBER 080001 0327 H AND DATED MARCH 5, 2007 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATE OF SURVEY:

I, JESUS A. LUGO, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED 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, 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.



JESUS A. LUGO
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, PLS 38081
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

CITY COUNCIL APPROVAL CERTIFICATE:

THIS IS TO CERTIFY THAT THIS VACATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS ____ DAY OF _____, 2024.

MAYOR: GREGORY MILLS

CITY CLERK: NATALIE HOEL

 ALTURA LAND CONSULTANTS <small>6950 South Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720) 488-1303</small>	PREPARATION DATE	AUGUST 14, 2024
	SHEET 1 OF 4	
	JOB NO. 23073	

SOUTH MAIN STREET VACATION MAP

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 4 - MONUMENT NOTES, HATCHING & PARCEL LEGENDS, AND LINE & CURVE TABLES

MONUMENT NOTES

- ⊕ INDICATES FOUND ALIQUOT CORNER AS NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081".
- Ⓐ FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION ROW MONUMENT POINT NO. 523 ROW PROJECT NH-0853-068 PLS NO 38110", FLUSH WITH GRADE, **HELD & ACCEPTED** FOR ANGLE POINT IN THE SOUTHERLY LINE OF PARCEL A.
- Ⓑ FOUND 1" BRASS SURVEY MARKER, ILLEGIBLE, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE POINT OF TANGENCY (P.O.T.) OF THE CURVE IN THE WEST LINE OF PARCEL A.
- Ⓒ FOUND 1" BRASS SURVEY MARKER STAMPED "PLS 38110", FLUSH WITH GRADE, **HELD & ACCEPTED** AS THE SOUTH CORNER OF PARCEL D/SOUTH CORNER OF CDOT PARCEL 5A.
- Ⓓ FOUND 2" ALUMINUM CAP STAMPED "C.D.O.T. ROW PLS 38110", 0.1' BELOW GRADE, **HELD & ACCEPTED** FOR THE NORTHWEST CORNER OF CDOT PARCEL 5A.
- Ⓔ FOUND MAG NAIL & 1" BRASS WASHER STAMPED "37971", FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE NORTHEAST CORNER OF PARCEL D.
- Ⓕ FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓖ FOUND #4 REBAR WITH NO CAP, 0.1' ABOVE GRADE, BENT, OBSERVATION TAKEN AT INSERTION POINT, **HELD & ACCEPTED** FOR THE NORTH CORNER OF CDOT PARCEL NO. 3 (P-C1).
- Ⓗ FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION POINT NO 539 ROW MONUMENT ROW PROJ 16168 PLS NO 38110", FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE POINT OF TANGENCY (P.O.T.) OF THE CURVE IN THE WEST LINE OF CDOT PARCEL 3REV/EAST LINE CDOT PARCEL 8.
- Ⓘ FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION POINT NO 540 ROW MONUMENT ROW PROJ 16168 PLS NO 38110", FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE ANGLE POINT IN THE WEST LINE OF CDOT PARCEL 3REV/EAST LINE CDOT PARCEL 8.
- Ⓙ FOUND NAIL & 1" BRASS TAG STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 56°42'58" EAST, A DISTANCE OF 4.50' FROM THE POINT OF CURVATURE (P.O.C.) IN THE EAST LINE OF CDOT PARCEL 3REV, WEST LINE OF PARCEL A, RECEPTION NO. 2015000019457, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓚ FOUND 1" BRASS TAG STAMPED "CDOT 38110 ROW", EPOXIED TO ASPHALT SURFACE, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE ANGLE POINT IN THE WEST LINE OF CDOT PARCEL 3REV/EAST CORNER OF CDOT PARCEL 5A.
- Ⓛ FOUND 1" BRASS TAG STAMPED "CDOT 38110 ROW", EPOXIED TO ASPHALT SURFACE, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE ANGLE POINT IN THE WEST LINE OF CDOT PARCEL 3REV/EAST LINE OF CDOT PARCEL 5A.
- Ⓜ FOUND NAIL & 1" BRASS TAG STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 48°32'48" EAST, A DISTANCE OF 1.03' FROM THE MOST WESTERLY CORNER OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓝ FOUND NAIL & 1" BRASS TAG STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 70°46'42" EAST, A DISTANCE OF 6.49' FROM THE NORTHERLY POINT OF CURVATURE (P.O.C.) IN THE WEST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓞ FOUND NAIL & 1" BRASS TAG STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 84°13'25" EAST, A DISTANCE OF 7.07' FROM THE SOUTHERLY POINT OF TANGENCY (P.O.C.) IN THE WEST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓟ FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 58°31'49" EAST, A DISTANCE OF 5.27' FROM THE SOUTHERLY POINT OF CURVATURE (P.O.C.) IN THE EAST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓠ FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 75°34'04" EAST, A DISTANCE OF 7.12' FROM THE SOUTHERLY POINT OF TANGENCY (P.O.T.) IN THE EAST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓡ FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 77°12'13" EAST, A DISTANCE OF 7.10' FROM THE NORTHERLY POINT OF CURVATURE (P.O.C.) IN THE EAST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.

MONUMENT NOTES (continued)

- Ⓢ FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "CARROLL PLS 37552", FLUSH WITH GRADE, SOUTH 62°39'37" EAST, A DISTANCE OF 6.46' FROM THE NORTHERLY POINT OF TANGENCY (P.O.T.)/MOST NORTHERLY POINT OF CURVATURE (P.O.C.) IN THE EAST LINE OF SOUTH MAIN STREET, PER RECEPTION NO. 2021000107255, NO RECORD OR REFERENCE FOUND, **NOT ACCEPTED & FOR REFERENCE ONLY**.
- Ⓣ FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION POINT NO 522 ROW MONUMENT ROW PROJ NH 0853-068 PLS NO 38110", FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE SOUTHWEST CORNER OF CDOT PARCEL NO. 7A/ANGLE POINT IN THE NORTH LINE OF CDOT PARCEL NO. 3.

HATCHING LEGEND

- INDICATES RIGHT-OF-WAY OF UNITED STATES HIGHWAY NO. 85.
- INDICATES PARCEL "A", PER THE DESCRIPTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015 AT RECEPTION NO. 2015000019457.
- INDICATES PARCEL "B", PER THE DESCRIPTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015 AT RECEPTION NO. 2015000019457.
- INDICATES PARCEL "C", PER THE DESCRIPTION CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 19, 2015 AT RECEPTION NO. 2015000019457.
- INDICATES PARCEL "D", PER THE DESCRIPTION CONTAINED IN THE WARRANTY DEED RECORDED DECEMBER 9, 2016 AT RECEPTION NO. 2016000107195.
- INDICATES PARCEL "3REV", PER THE DESCRIPTION CONTAINED IN THE QUIT CLAIM DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059831.
- INDICATES PORTION OF THE EXISTING RIGHT-OF-WAY OF SOUTH MAIN STREET TO BE VACATED.

CDOT PARCEL LEGEND

- P-A1) INDICATES REMAINING PORTION OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 48, PROJECT NO. F 006-1(11), RECORDED APRIL 22, 1955 IN BOOK 546, PAGE 4.
- P-B1) INDICATES COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 7A, PROJECT NO. NH 0856-068, RECORDED AUGUST 24, 2021 AT RECEPTION NO. 2021000101110.
- P-C1) INDICATES COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 3, PROJECT NO. F 006-1(36), RECORDED MAY 15, 1969 IN BOOK 1516, PAGE 89.

LAND DATA TABLE

PARCEL OF LAND	SQUARE FEET±	ACRES±	OWNED BY/MAINTAINED BY
PARCEL "C" REC NO 2015000019457	16,391	0.376	PROPERTY OWNER OF PARCEL "C" REC NO 2015000019457
PORTION OF SOUTH MAIN STREET R.O.W. TO BE VACATED	526	0.012	PROPERTY OWNER OF PARCEL "C" REC NO 2015000019457
TOTAL	16,917	0.388	

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	306.50'	42°46'26"	228.82'	N07°55'08"W	223.54'
C2	359.50'	10°25'24"	65.40'	N24°05'37"W	65.31'
C3	34.56'	50°54'50"	30.71'	N45°20'21"W	29.71'
C4	35.00'	17°14'39"	10.53'	N86°08'22"W	10.49'
C5	388.22'	08°42'53"	59.05'	S14°36'03"E	58.99'
C6	354.50'	42°46'23"	264.65'	N07°55'08"W	258.54'
C7	311.50'	19°06'20"	103.87'	N19°44'49"W	103.39'
C8	300.00'	22°36'15"	118.36'	N03°13'14"E	117.59'
C9	105.00'	91°44'21"	168.12'	N45°03'09"W	150.73'
C10	375.00'	30°02'29"	196.62'	S04°46'39"W	194.38'
C11	5655.00'	04°07'14"	406.69'	N03°34'18"E	406.60'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°14'33"W	76.08'
L2	S89°23'50"E	109.85'
L3	N13°28'03"E	150.66'
L4	S76°32'06"E	48.00'
L5	N29°18'20"W	66.13'
L6	N60°41'53"E	48.00'
L7	N18°43'58"W	11.00'
L8	N25°14'17"E	39.24'
L9	N64°36'03"W	5.64'
L10	S89°45'19"W	11.73'
L11	S89°45'19"W	95.87'
L12	N66°34'31"W	64.93'
L13	N13°27'57"E	64.02'
L14	N10°36'19"E	40.05'
L15	N13°28'03"E	59.61'
L16	N29°18'20"W	66.13'
L17	N01°37'42"E	104.92'
L18	N02°13'14"E	40.36'
L19	S76°55'12"E	151.65'
L20	N76°55'12"W	60.64'
L21	S11°32'19"W	164.82'
L22	N78°27'41"W	155.47'
L23	N25°14'17"E	32.55'



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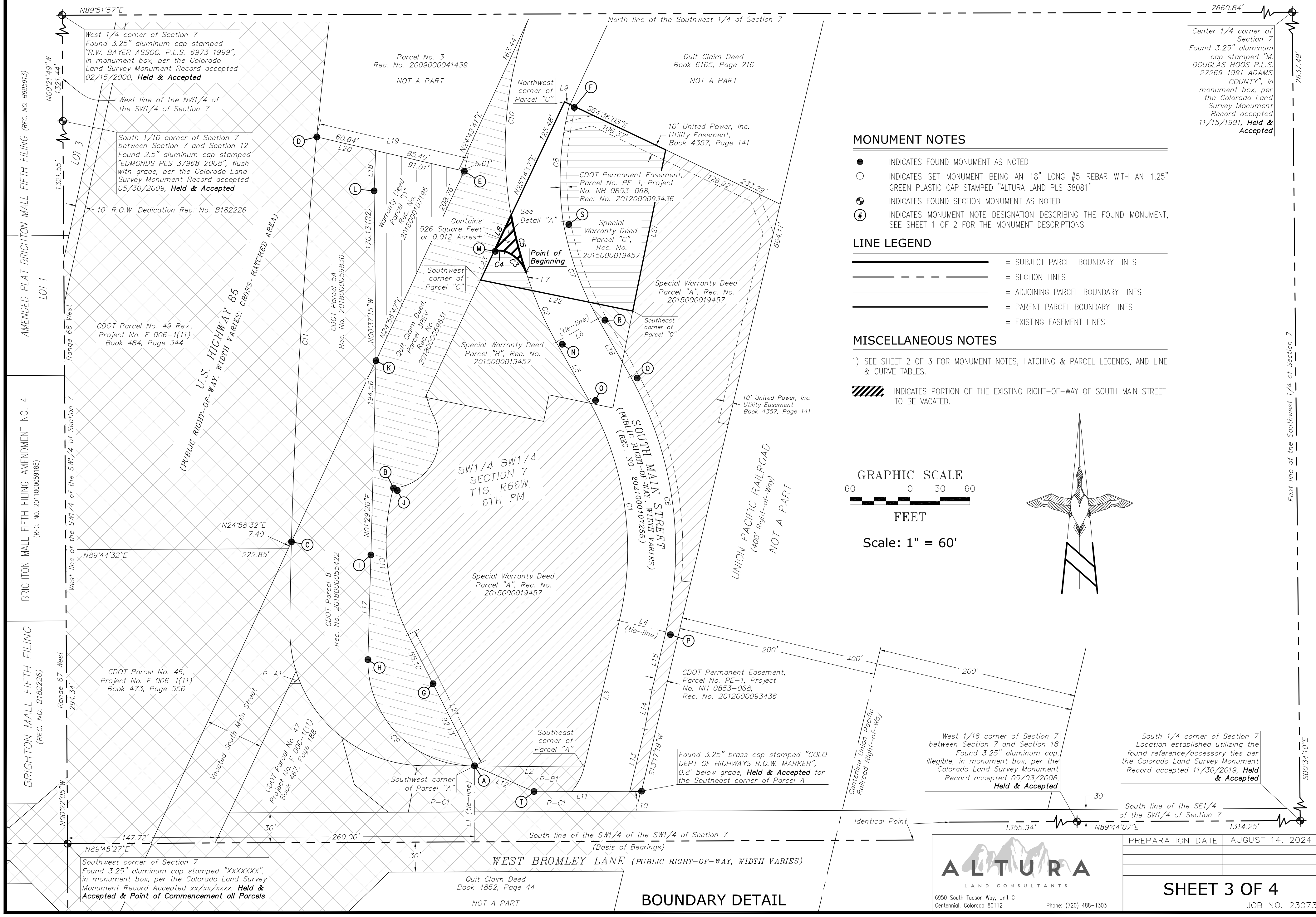
PREPARATION DATE AUGUST 14, 2024

SHEET 2 OF 4

JOB NO. 23073

SOUTH MAIN STREET VACATION MAP

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 4 - BOUNDARY DETAIL



MONUMENT NOTES

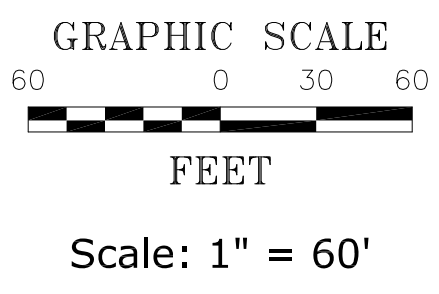
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG #5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED
- Ⓜ INDICATES MONUMENT NOTE DESIGNATION DESCRIBING THE FOUND MONUMENT, SEE SHEET 1 OF 2 FOR THE MONUMENT DESCRIPTIONS

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = PARENT PARCEL BOUNDARY LINES
- = EXISTING EASEMENT LINES

MISCELLANEOUS NOTES

- 1) SEE SHEET 2 OF 3 FOR MONUMENT NOTES, HATCHING & PARCEL LEGENDS, AND LINE & CURVE TABLES.
- INDICATES PORTION OF THE EXISTING RIGHT-OF-WAY OF SOUTH MAIN STREET TO BE VACATED.



PREPARATION DATE AUGUST 14, 2024

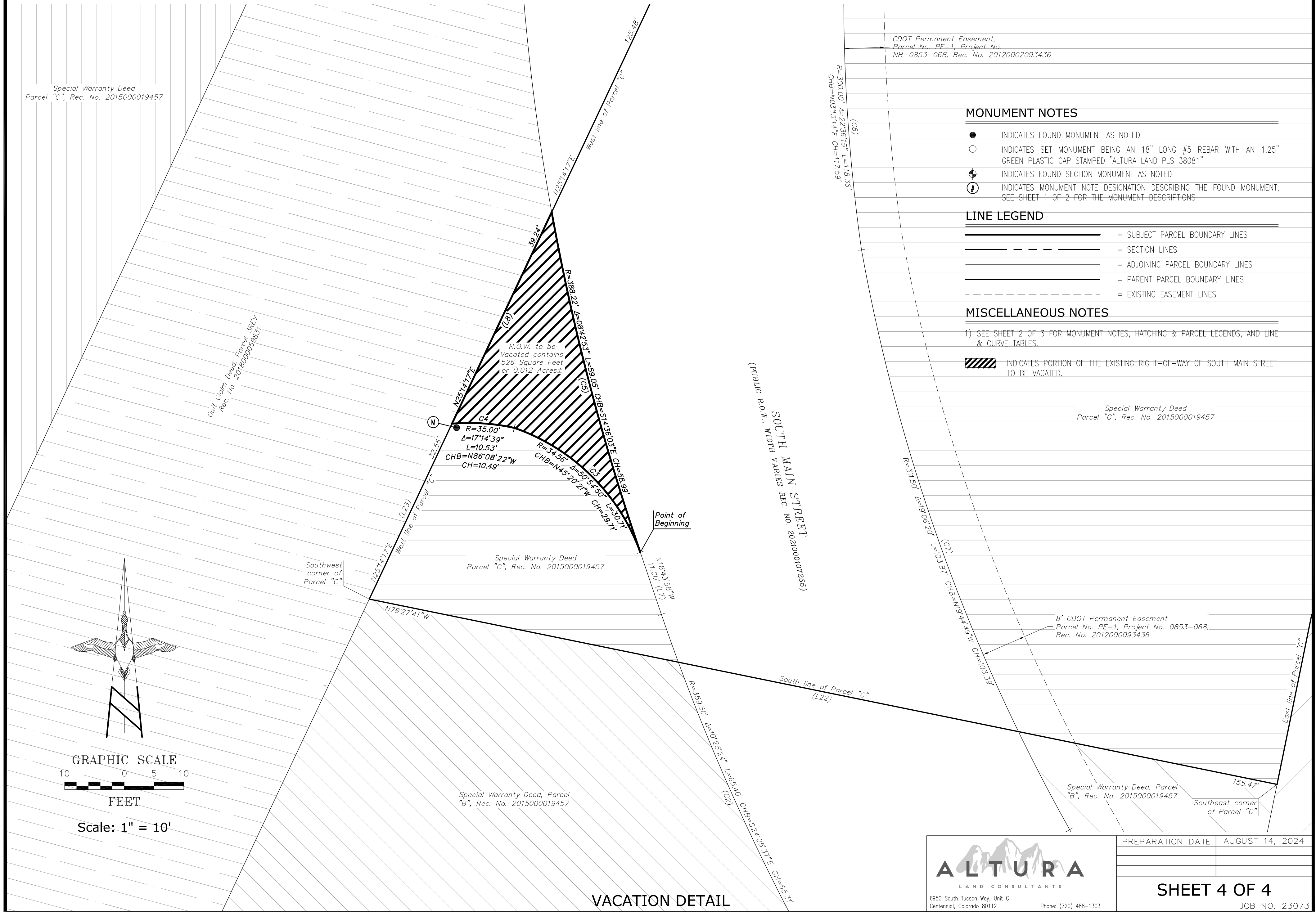
SHEET 3 OF 4

ALTURA
LAND CONSULTANTS
6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303

JOB NO. 23073

SOUTH MAIN STREET VACATION MAP

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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 4 - VACATION DETAIL



Special Warranty Deed
Parcel "C", Rec. No. 2015000019457

Quit Claim Deed, Parcel 3REV
Rec. No. 2018000059631

Special Warranty Deed
Parcel "C", Rec. No. 2015000019457

Special Warranty Deed, Parcel
"B", Rec. No. 2015000019457

CDOT Permanent Easement,
Parcel No. PE-1, Project No.
NH-0853-068, Rec. No. 20120002093436

Special Warranty Deed
Parcel "C", Rec. No. 2015000019457

8' CDOT Permanent Easement
Parcel No. PE-1, Project No. 0853-068,
Rec. No. 2012000093436

Special Warranty Deed, Parcel
"B", Rec. No. 2015000019457

MONUMENT NOTES

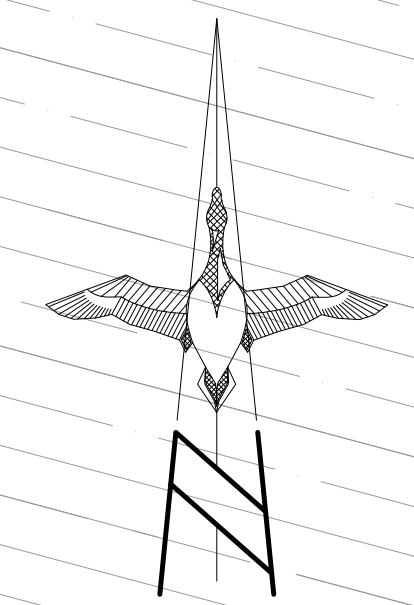
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MISCELLANEOUS NOTES

- 1) SEE SHEET 2 OF 3 FOR MONUMENT NOTES, HATCHING & PARCEL LEGENDS, AND LINE & CURVE TABLES.
- INDICATES PORTION OF THE EXISTING RIGHT-OF-WAY OF SOUTH MAIN STREET TO BE VACATED.



GRAPHIC SCALE
10 0 5 10

F E E T

Scale: 1" = 10'

VACATION DETAIL

ALTURA
LAND CONSULTANTS
6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303

PREPARATION DATE	AUGUST 14, 2024
SHEET 4 OF 4	
JOB NO. 23073	