

ZONING MAP AMENDMENT OTTEN PROPERTY

**A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF
SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO**

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00°00'00" WEST, 630.00 FEET TO THE CENTERLINE OF VACATED FIRST AVENUE, AS SHOWN ON THE VACATION PLAT BARR CITY RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 791307; THENCE ALONG SAID CENTERLINE OF VACATED FIRST AVENUE, NORTH 89°55'51" EAST, 339.66 FEET TO THE CENTERLINE OF VACATED PINE STREET AS SHOWN ON SAID VACATION PLAT BARR CITY; THENCE ALONG SAID CENTERLINE OF VACATED PINE STREET, SOUTH 00°04'09" EAST, 630.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'51" WEST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.918 ACRES, 214,225 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
2. BASIS OF BEARINGS: CONSIDERING THE SOUTH LINE OF THE SW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WITH AN ASSUMED BEARING OF NORTH 89°55'51" EAST, MONUMENTED BY A 2-1/2" ALUMINUM CAP, (ILLEGIBLE), AT THE EAST, AND MONUMENTED BY A 2" ALUMINUM CAP, ILLEGIBLE, AT THE WEST.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
4. E. 136TH AVE HAS BEEN DESIGNATED A MAJOR ARTERIAL STREET WITHIN THE BRIGHTON TRANSPORTATION MASTERPLAN.

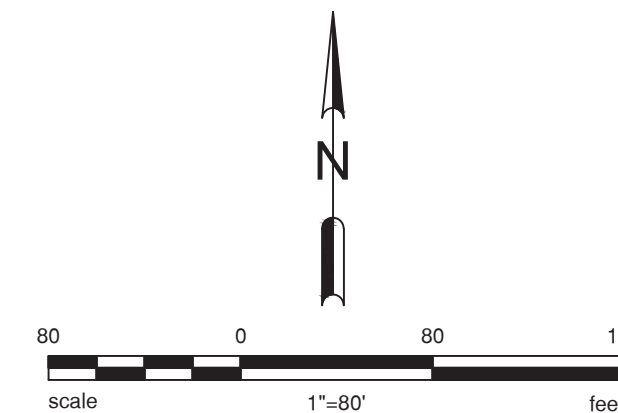
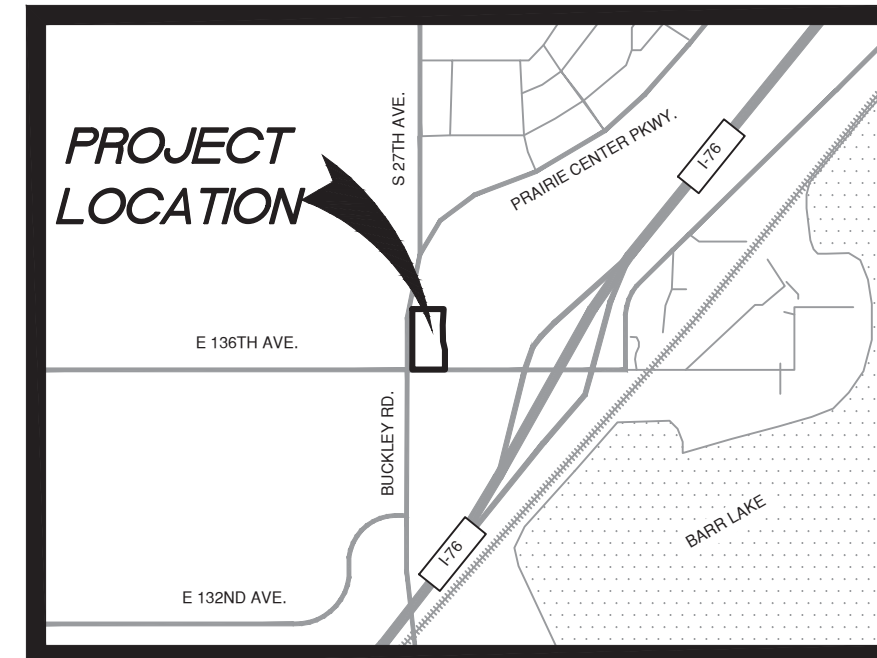
SURVEYOR'S CERTIFICATION

I, MICHAEL LANG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP AMENDMENT OF OTTEN PROPERTY WAS PREPARED UNDER MY PERSONAL SUPERVISION, THAT THE FOREGOING MAP IS AN ACCURATE REPRESENTATION THEREOF, AND IS IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF BRIGHTON, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



MICHAEL DAVID LANG, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37053
FOR AND ON BEHALF OF RIDGETOP ENGINEERING AND SURVEYING

ZONING MAP AMENDMENT
OTTEN PROPERTY
JOB NO.: 22-215-001
DATE: 02/16/24
REV. DATE: ---
SHEET 1 OF 1



LEGEND

- ZONING BOUNDARY
- - - - SECTION LINE
- ADJACENT LOT LINE
- INTERNAL LOT LINE
- FOUND MONUMENT
- (R) AS RECORDED IN PRIOR DOCUMENTS
- (M) MEASURED BY SURVEYOR IN FIELD
- (C) CALCULATED FOR PLACEMENT IN FIELD

