

ZONING MAP AMENDMENT SINGH PROPERTY

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

REZONING LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

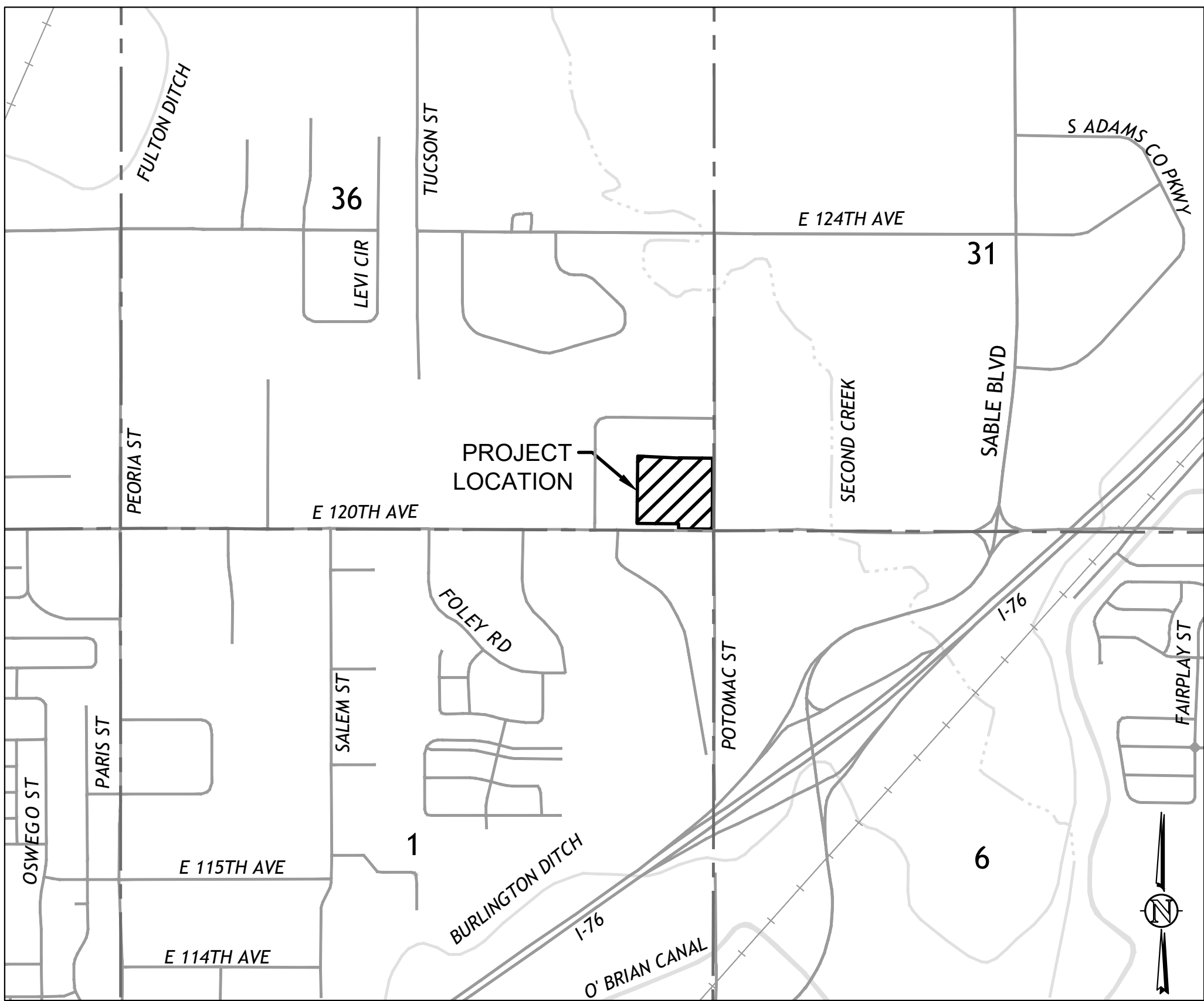
CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO BEAR NORTH 00°24'47" WEST, BEING MONUMENTED ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 29028, AND ON THE NORTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 28285, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 89°46'29" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 699.40 FEET; THENCE NORTH 00°02'16" WEST A DISTANCE OF 75.00 FEET, TO THE SOUTHWEST CORNER OF LOT 5, FARNER ESTATES - AMENDED, RECORDED JUNE 9, 1998 AS RECEPTION NO. C0406482 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°02'16" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 599.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 87°39'41" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 366.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, AND THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 13, 2003 AS RECEPTION NO. C1142254 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°20'05" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°52'31" EAST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 328.86 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00°24'47" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 584.76 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°24'47" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM OUTLOT A, FARNER ESTATES - AMENDED, RECORDED JUNE 9, 1998 AS RECEPTION NO. C0406482 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO.

SAID PARCEL CONTAINS 461,226 SQUARE FEET OR 10.59 ACRES, MORE OR LESS.

PREPARED BY: CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601



VICINITY MAP
SE 1/4, SE 1/4, S36, T1S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - BRIGHTON 39104-H7

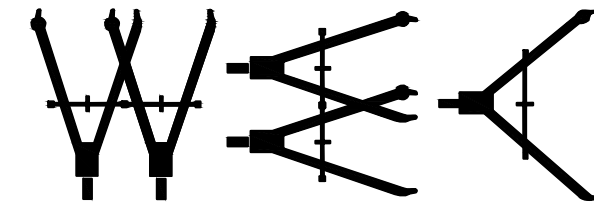
SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REZONING PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT IS AN ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601



PREPARED BY:



Western Engineering Consultants, Inc. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC
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PROJECT NO: 01-0042.004.00
INITIAL PLAN RELEASE: MAY 31, 2024
CURRENT PLAN RELEASE: AUGUST 26, 2024
SHEET: **1 of 2**

ZONING MAP AMENDMENT
SINGH PROPERTY

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6th P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

FARNER ESTATES - AMENDED
PLATTED ADAMS COUNTY
FILE 17, MAP 864
NOT ANNEXED - ZONED A1
"NOT A PART"

LOT 3
BLOCK 2
FARNER ESTATES AMENDED
"NOT A PART"

LOT 2
BLOCK 2
FARNER ESTATES AMENDED
"NOT A PART"

LOT 1
BLOCK 2
FARNER ESTATES AMENDED
"NOT A PART"

LOT 4
BLOCK 2
FARNER ESTATES AMENDED
"NOT A PART"

OUTLOT B
FARNER ESTATES AMENDED
"NOT A PART"

FARNER ESTATES - FILE 16, MAP 221
PLATTED ADAMS COUNTY
NOT ANNEXED - ZONED A1
"NOT A PART"

LOT 7
BLOCK 2
FARNER ESTATES
"NOT A PART"

LOT 5
BLOCK 2
FARNER ESTATES AMENDED
(REC. NO. 1998030406842)

OUTLOT A
FARNER ESTATES AMENDED
"NOT A PART"

EX. WELL

10.59 AC. +/-
(461,226 SF)
ZONE: C-2

15' MOUNTAIN STATES TELEPHONE EASEMENT
(REC. NO. 1988020833995)

UNPLATTED
(REC. NO. 2003031142254)

UNPLATTED / ANNEXED
ZONED C-3
"NOT A PART"

POTOMAC STREET

EAST 120TH AVENUE

75' EX 1/2 ROW
(BOOK 33, PAGE 279,
REC. NO. B555872, &
REC. NO. C0406842)

25' METRO WASTEWATER EASEMENT
(REC. NO. 2020000131389)

10' PUBLIC SERVICE CO. EASEMENT
(REC. NO. 2006000190190)

TRUE POINT OF BEGINNING
SE COR. SEC. 36, T 1 S, R 67 W,
FOUND 2 1/2" ALUMINUM CAP,
PLS 29028 IN MONUMENT BOX

30' EX 1/2 ROW
BOOK 33, PAGE 279

EAST 1/4 COR. SEC. 36, T 1 S,
R 67 W, FOUND 2 1/2" ALUMINUM
CAP, PLS 28285 IN MONUMENT BOX

500'24.47"E 584.76'
N00°24.47'W 1321.29'
BASIS OF BEARINGS

500'24.47"E
75.00'

S00°24.47'E
75.00'

S89°46'29"W 699.40'

S87°39'41"E 366.54'
N00°20'05"W 2.64'
N00°02'16"W 599.10'
N00°02'16"W 75.00'

BRIGHTON RIDGE SUBDIVISION
FILING NO. 1 TRACT C
ZONED C-2
"NOT A PART"

BRIGHTON RIDGE SUBDIVISION
FILING NO. 1 TRACT H
ZONED C-2
"NOT A PART"

BRIGHTON RIDGE SUBDIVISION
FILING NO. 1 TRACT B
ZONED C-2
"NOT A PART"

50 **25** **0** **50** **100**
FULL SCALE: 1" = 50'
HALF SCALE: 1" = 25'

SYMBOL LEGEND

SECTION OR QUARTER SECTION CORNER

LINETYPE LEGEND

REZONING BOUNDARY

LOT / PROPERTY LINE

SECTION LINE

RIGHT OF WAY LINE

EASEMENT

CONTACT: RASHPAL SINGH
11657 PARIS ST.
HENDERSON, CO 80640
720-936-2921

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FAX (720) 294-1530

DATE **BY**
05/17/24 **CFC**
07/09/24 **CFC**
08/26/24 **CFC**

REVISION
INITIAL RELEASE
REV PER CITY COMMENTS (04/29/24)
REV PER CITY COMMENTS (04/23/24)

NO. **DATE**
1 **05/17/24**
2 **07/09/24**
3 **08/26/24**

PROJECT NO.
01-0042.001.00

DOC CON #
0002-ZM-AM

SHEET
2 OF 2

T:\0042 004 00-120th & POTOMAC REV\DWG\CDs\0042-001-WEC-ZONING MAP AMENDMENT.dwg, 02-ZM AM, 8/26/2024 1:11:25 PM, DWG To PDF.pc3

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0	INITIAL RELEASE	05/31/24	CFC
1	REV PER CITY COMMENTS (06/28/24)	07/09/24	CFC
2	REV PER CITY COMMENTS (06/23/24)	09/26/24	CFC

SINGH PROPERTY
CONTACT: RASHPAL SINGH
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HENDERSON, CO 80640
720-936-2921

**ZONING MAP AMENDMENT
COMMERCIAL (C-2)
120th & POTOMAC
BRIGHTON, ADAMS COUNTY, COLORADO**

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BEFORE YOU DIG
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www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR APPROVAL

INITIAL PLAN
RELEASE: 05/31/24
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0042.001.00
DOC CON #
0002-ZM AM
SHEET
2 OF 2