

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 10,017,596 SQUARE FEET OR 229.9724 ACRES MORE OR LESS.



CONTAINING A CALCULATED AREA OF 96,523 SQUARE FEET OR 2.2159 ACRES MORE OR LESS.

DEREK LEE VAGIAS
COLORADO P.L.S. NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

1 OF 4

A. N. HANCOCK & ASSOCIATES, INC. 11111 W. 4TH AVE., SUITE 200, DENVER, CO 80202 TEL: 303.733.4444 FAX: 303.733.4444

ZONING MAP AMENDMENT FOR CASE FARMS

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO

ZONING PARCEL 1

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23519" AND AT THE EAST END BY A 3.25" ALUMINUM CAP "ILLEGIBLE", SAID LINE ASSUMED TO BEAR N89°21'22"E.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N89°21'22"E A DISTANCE OF 480.26 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°38'38"E A DISTANCE OF 30.00 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-TWO (22) COURSES:

- S05°24'43"E A DISTANCE OF 28.69 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 04°43'36" AND AN ARC LENGTH OF 61.87 FEET, TO A POINT OF TANGENT;
- S00°41'07"E A DISTANCE OF 19.35 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 32°53'32" AND AN ARC LENGTH OF 91.85 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 14°25'24" AND AN ARC LENGTH OF 113.28 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47°37'58" AND AN ARC LENGTH OF 45.72 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°13'33" AND AN ARC LENGTH OF 11.44 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 44°57'22" AND AN ARC LENGTH OF 74.54 FEET, TO A POINT OF TANGENT;
- S72°11'05"E A DISTANCE OF 199.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 26°30'19" AND AN ARC LENGTH OF 122.59 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 107°20'30" AND AN ARC LENGTH OF 234.18 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 06°37'06" AND AN ARC LENGTH OF 181.93 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 14°54'19" AND AN ARC LENGTH OF 96.25 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 40°12'04" AND AN ARC LENGTH OF 133.31 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 07°09'45" AND AN ARC LENGTH OF 125.01 FEET, TO A POINT OF TANGENT;
- N77°00'44"W A DISTANCE OF 14.46 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 42°08'09" AND AN ARC LENGTH OF 58.83 FEET, TO A POINT OF TANGENT;
- S60°51'07"W A DISTANCE OF 7.35 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 64°13'17" AND AN ARC LENGTH OF 78.46 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 59°09'51" AND AN ARC LENGTH OF 108.42 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 11°56'02" AND AN ARC LENGTH OF 33.33 FEET, TO A POINT OF NON-TANGENT;
- S77°34'18"W A DISTANCE OF 13.63 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°19'34"W A DISTANCE OF 1020.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 493,342 SQUARE FEET OR 11.3256 ACRES.

ZONING PARCEL 2

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23519" AND AT THE EAST END BY A 3.25" ALUMINUM CAP "ILLEGIBLE", SAID LINE ASSUMED TO BEAR N89°21'22"E.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N89°21'22"E A DISTANCE OF 480.26 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH LINE, N89°21'22"E A DISTANCE OF 862.41 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWO (2) COURSES:

- S00°38'38"E A DISTANCE OF 1241.01 FEET;
- S89°21'22"W A DISTANCE OF 1349.55 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°19'34"W A DISTANCE OF 220.72 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWENTY-TWO (22) COURSES:

- N77°34'18"E A DISTANCE OF 13.63 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N22°16'17"W, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 11°56'02" AND AN ARC LENGTH OF 33.33 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 59°09'51" AND AN ARC LENGTH OF 108.42 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 64°13'17" AND AN ARC LENGTH OF 78.46 FEET, TO A POINT OF TANGENT;
- N60°51'07"E A DISTANCE OF 7.35 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 42°08'09" AND AN ARC LENGTH OF 58.83 FEET, TO A POINT OF TANGENT;
- S77°00'44"E A DISTANCE OF 14.46 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 07°09'45" AND AN ARC LENGTH OF 125.01 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 40°12'04" AND AN ARC LENGTH OF 133.31 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 14°54'19" AND AN ARC LENGTH OF 96.25 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 06°37'06" AND AN ARC LENGTH OF 181.93 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 107°20'30" AND AN ARC LENGTH OF 234.18 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 26°30'19" AND AN ARC LENGTH OF 122.59 FEET, TO A POINT OF TANGENT;
- N72°11'05"W A DISTANCE OF 199.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 44°57'22" AND AN ARC LENGTH OF 74.54 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°13'33" AND AN ARC LENGTH OF 11.44 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 47°37'58" AND AN ARC LENGTH OF 45.72 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 14°25'24" AND AN ARC LENGTH OF 113.28 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 32°53'32" AND AN ARC LENGTH OF 91.85 FEET, TO A POINT OF TANGENT;
- N00°41'07"W A DISTANCE OF 19.35 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 04°43'36" AND AN ARC LENGTH OF 61.87 FEET, TO A POINT OF TANGENT;
- N05°24'43"W A DISTANCE OF 28.69 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE, SAID LINE ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2008000029857 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, N00°38'38"W A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,177,188 SQUARE FEET OR 27.0245 ACRES.

ZONING PARCEL 3

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH END BY A 2.5" ALUMINUM CAP STAMPED "2016 LS 28285", SAID LINE ASSUMED TO BEAR S00°22'47"E.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, S00°22'47"E A DISTANCE OF 662.41 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING TWO (2) COURSES:

- S89°21'22"W A DISTANCE OF 1314.14 FEET;
- N00°38'38"W A DISTANCE OF 662.40 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID NORTH LINE, N89°21'22"E A DISTANCE OF 1317.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 871,504 SQUARE FEET OR 20.0070 ACRES.

ZONING PARCEL 4

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH END BY A 2.5" ALUMINUM CAP STAMPED "2016 LS 28285", SAID LINE ASSUMED TO BEAR S00°22'47"E.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, S00°22'47"E A DISTANCE OF 662.41 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, SAID LINE BEING THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2008000029857 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°22'47"E A DISTANCE OF 566.83 FEET, TO THE NORTHEASTERLY CORNER OF THE LDS CHURCH AT CASE FARMS SUBDIVISION, RECORDED UNDER RECEPTION NO. 2014000022047;

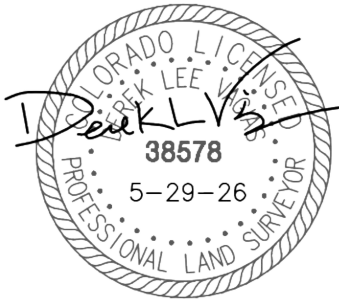
THENCE ON THE BOUNDARY OF SAID LDS CHURCH AT CASE FARMS SUBDIVISION, THE FOLLOWING THREE (3) COURSES:

- S89°37'13"W A DISTANCE OF 65.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF THE CURVE TO THE RIGHT WHOSE CENTER BEARS S89°37'13"W, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 22.78 FEET, TO A POINT OF TANGENT;
- S89°37'13"W A DISTANCE OF 510.50 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

- S89°21'22"W A DISTANCE OF 721.46 FEET;
- N00°38'38"W A DISTANCE OF 578.60 FEET;
- N89°21'22"E A DISTANCE OF 1314.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 759,409 SQUARE FEET OR 17.4336 ACRES.



APPLICANT:
Carlson Associates
12460 1st Street, P.O. Box 247
Eastlake, CO 80614-0247

CARLSON

SURVEYOR:



J.R. ENGINEERING

A Washington Company
7200 S. Alton Way, Suite C400
Centennial, CO 80112

PLANNER:

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Prepared By: HDG			Date: 03/10/2026	
			Checked By: KZH	

CASE FARMS
CITY OF BRIGHTON, COUNTY OF ADAMS, COLORADO

ZONING MAP AMENDMENT

ZONE DISTRICT LEGAL DESCRIPTIONS

Sheet:

Plan Set:

Sheet Name:

A. N. HANCOCK & ASSOCIATES, INC. 11111 E. 10TH AVE., SUITE 100, DENVER, CO 80231

ZONING MAP AMENDMENT FOR CASE FARMS

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO

ZONING PARCEL 5

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH END BY A 2.5" ALUMINUM CAP STAMPED "2016 LS 28285", SAID LINE ASSUMED TO BEAR S00°22'47"E.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, S00°22'47"E A DISTANCE OF 1754.24 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, ON THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2008000029857 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, S00°22'47"E A DISTANCE OF 885.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, S89°26'22"W A DISTANCE OF 1305.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

- N00°38'38"W A DISTANCE OF 1397.09 FEET;
- N89°21'22"E A DISTANCE OF 721.46 FEET, TO THE NORTHWESTERLY CORNER OF THE LDS CHURCH AT CASE FARMS SUBDIVISION, RECORDED UNDER RECEPTION NO. 2014000022047;

THENCE ON THE WESTERLY LINE OF SAID LDS CHURCH AT CASE FARMS SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- S00°22'47"E A DISTANCE OF 271.77 FEET;
- S89°37'13"W A DISTANCE OF 25.00 FEET, TO THE CENTERLINE OF 24TH AVENUE AS SHOWN ON SAID LDS CHURCH AT CASE FARMS SUBDIVISION;

THENCE ON SAID CENTERLINE, S00°22'47"E A DISTANCE OF 238.73 FEET, TO THE CENTERLINE OF SWITCHGRASS STREET AS SHOWN ON SAID LDS CHURCH AT CASE FARMS SUBDIVISION;

THENCE ON SAID CENTERLINE, N89°37'13"E A DISTANCE OF 615.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,521,010 SQUARE FEET OR 34.9176 ACRES.

ZONING PARCEL 6

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH END BY A 2.5" ALUMINUM CAP STAMPED "2016 LS 28285", SAID LINE ASSUMED TO BEAR S00°22'47"E.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17, WHENCE THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N00°22'47"W A DISTANCE OF 2640.03 FEET;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, SAID LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2008000029857, S00°21'07"E A DISTANCE OF 1320.63 FEET, TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 17;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, S89°26'38"W A DISTANCE OF 638.28 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°38'38"W A DISTANCE OF 1320.57 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID NORTH LINE, N89°26'22"E A DISTANCE OF 645.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 847,357 SQUARE FEET OR 19.4526 ACRES.

ZONING PARCEL 7

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH END BY A 2.5" ALUMINUM CAP STAMPED "2016 LS 28285", SAID LINE ASSUMED TO BEAR S00°22'47"E.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17, WHENCE THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N00°22'47"W A DISTANCE OF 2640.03 FEET;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, S89°26'22"W A DISTANCE OF 645.01 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, S00°38'38"E A DISTANCE OF 1320.57 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, S89°26'38"W A DISTANCE OF 660.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°38'38"W A DISTANCE OF 1320.52 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID NORTH LINE, N89°26'22"E A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 871,560 SQUARE FEET OR 20.0083 ACRES.

ZONING PARCEL 8

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH END BY A 3.5" ALUMINUM CAP STAMPED "JR ENG LS 38252" AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23519", SAID LINE ASSUMED TO BEAR N00°19'34"W.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 17, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS N00°19'34"W A DISTANCE OF 2636.16 FEET;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N00°19'34"W A DISTANCE OF 203.16 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S02°48'32"W, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 22°24'51" AND AN ARC LENGTH OF 215.16 FEET, TO A POINT OF TANGENT;
- S64°46'37"E A DISTANCE OF 199.18 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 25°47'01" AND AN ARC LENGTH OF 283.50 FEET, TO A POINT OF TANGENT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, N89°26'22"E A DISTANCE OF 696.18 FEET;

THENCE DEPARTING SAID SOUTH LINE, S00°38'38"E A DISTANCE OF 1320.52 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, S89°26'38"W A DISTANCE OF 34.76 FEET, TO THE CALCULATED SOUTHEAST 1/16 CORNER OF SAID SECTION 17;

THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, S89°25'54"W A DISTANCE OF 1329.75 FEET, TO THE CALCULATED CENTER-SOUTH 1/16 CORNER OF SAID SECTION 17;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, N00°19'52"W A DISTANCE OF 1320.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,859,895 SQUARE FEET OR 42.6973 ACRES.

ZONING PARCEL 9

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH END BY A 3.5" ALUMINUM CAP STAMPED "JR ENG LS 38252" AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23519", SAID LINE ASSUMED TO BEAR N00°19'34"W.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N00°19'34"W A DISTANCE OF 203.16 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°19'34"W A DISTANCE OF 1191.97 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:

- N89°21'22"E A DISTANCE OF 1349.55 FEET;
- S00°38'38"E A DISTANCE OF 1397.09 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, S89°26'22"W A DISTANCE OF 696.18 FEET, TO A POINT OF CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 25°47'01" AND AN ARC LENGTH OF 283.50 FEET, TO A POINT OF TANGENT;
- N64°46'37"W A DISTANCE OF 199.18 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 22°24'51" AND AN ARC LENGTH OF 215.16 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,826,839 SQUARE FEET OR 41.9384 ACRES.

APPLICANT:
Carlson Associates
12460 1st Street, P.O. Box 247
Eastlake, CO 80614-0247

CARLSON

SURVEYOR:



JR ENGINEERING

A Westcon Company

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Centennial, CO 80112

PLANNER:



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Prepared By: HDG			Date: 03/10/2026	
Checked By: KZH				

CASE FARMS

CITY OF BRIGHTON, COUNTY OF ADAMS, COLORADO

ZONING MAP AMENDMENT

ZONE DISTRICT LEGAL DESCRIPTIONS

Plan Set:

Sheet Name:

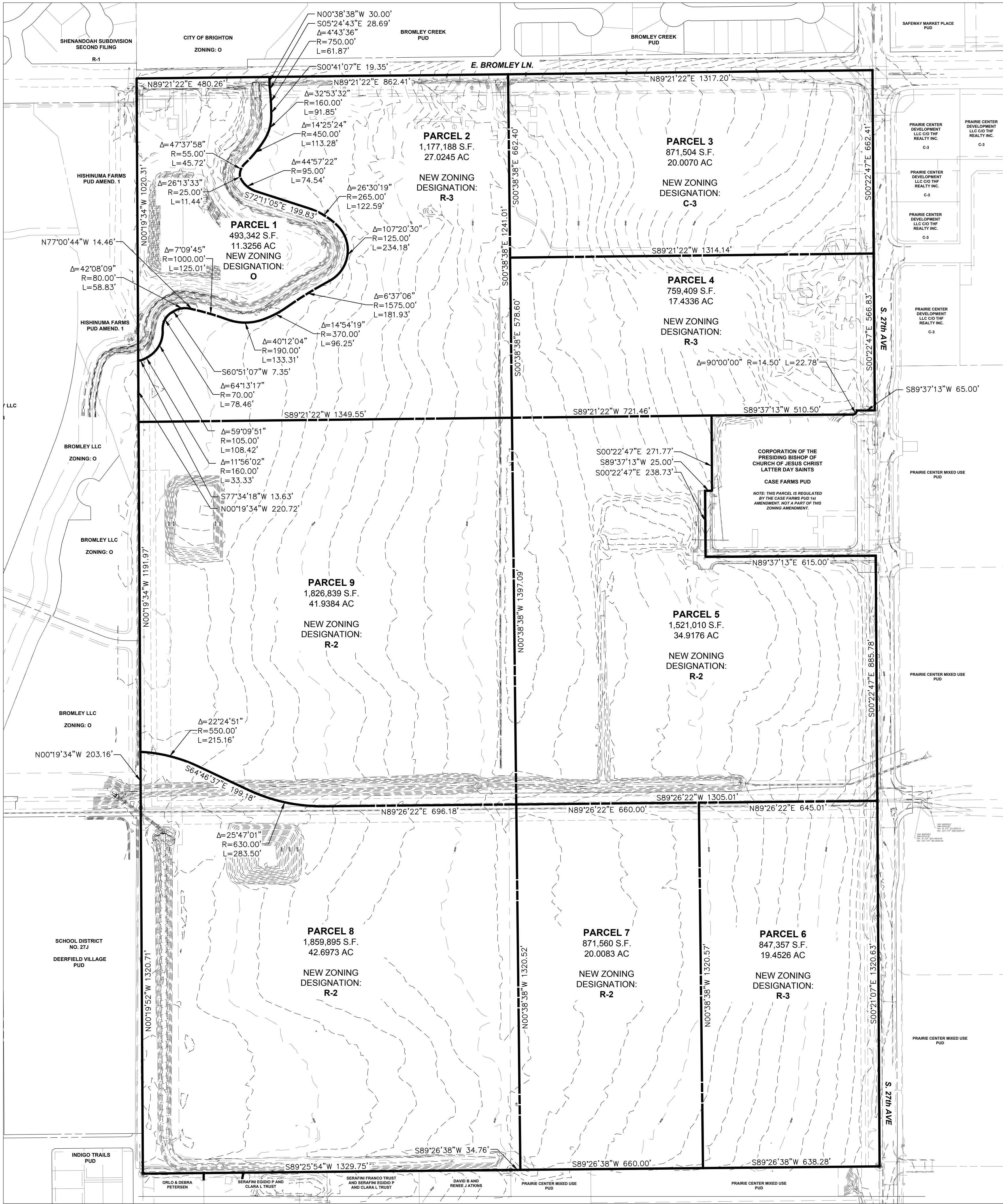
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3 OF 4



ZONING MAP AMENDMENT FOR CASE FARMS

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, CITY OF BRIGHTON, STATE OF COLORADO



ZONING PARCEL 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°21'22"E	480.26'
L2	S00°38'38"E	30.00'
L3	S05°24'43"E	28.69'
L4	S00°41'07"E	19.35'
L5	S72°11'05"E	199.83'
L6	N77°00'44"W	14.46'
L7	S60°51'07"W	7.35'
L8	S77°34'18"W	13.63'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°43'36"	750.00'	61.87'
C2	32°53'32"	160.00'	91.85'
C3	14°25'24"	450.00'	113.28'
C4	47°37'58"	55.00'	45.72'
C5	26°13'33"	25.00'	11.44'
C6	44°57'22"	95.00'	74.54'
C7	26°30'19"	265.00'	122.59'
C8	107°20'30"	125.00'	234.18'
C9	6°37'06"	1575.00'	181.93'
C10	14°54'19"	370.00'	96.25'
C11	40°12'04"	190.00'	133.31'
C12	7°09'45"	1000.00'	125.01'
C13	42°08'09"	80.00'	58.83'
C14	64°13'17"	70.00'	78.46'
C15	59°09'51"	105.00'	108.42'
C16	11°56'02"	160.00'	33.33'

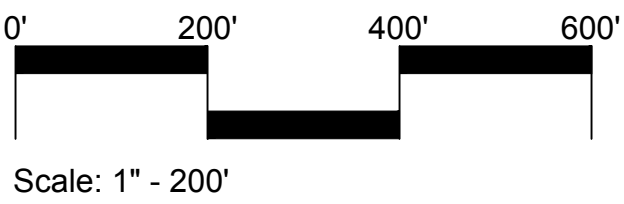
ZONING PARCEL 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°19'34"W	220.72'
L2	N77°34'18"E	13.63'
L3	N60°51'07"E	7.35'
L4	S77°00'44"E	14.46'
L5	N72°11'06"W	199.83'
L6	N00°41'07"W	19.35'
L7	N05°24'43"W	28.69'
L8	N00°38'38"W	30.00'
RB9	N22°16'17"W	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°56'02"	160.00'	33.33'
C2	59°09'51"	105.00'	108.42'
C3	64°13'17"	70.00'	78.46'
C4	42°08'09"	80.00'	58.83'
C5	7°09'45"	1000.00'	125.01'
C6	40°12'04"	190.00'	133.31'
C7	14°54'19"	370.00'	96.25'
C8	6°37'06"	1575.00'	181.93'
C9	107°20'30"	125.00'	234.18'
C10	26°30'19"	265.00'	122.59'
C11	44°57'22"	95.00'	74.54'
C12	26°13'33"	25.00'	11.44'
C13	47°37'58"	55.00'	45.72'
C14	14°25'24"	450.00'	113.28'
C15	32°53'32"	160.00'	91.85'
C16	4°43'36"	750.00'	61.87'

ZONING PARCEL 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°37'13"W	65.00'



APPLICANT:
Carlson Associates
12460 1st Street, P.O. Box 247
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CARLSON

SURVEYOR:

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Prepared By: HDG Date: 03/10/2026
Checked By: KZH

CASE FARMS
CITY OF BRIGHTON, COUNTY OF ADAMS, COLORADO
ZONING MAP AMENDMENT
ZONING MAP AMENDMENT

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