

RESOLUTION NO. 2024-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE BRIGHTON CROSSING FILING NO. 2 8<sup>TH</sup> AMENDMENT SUBDIVISION, AN APPROXIMATELY 33.248 ACRES OF LAND, GENERALLY LOCATED TO THE SOUTH OF LONGS PEAK STREET, NORTH OF E. BRIDGE STREET, EAST OF THE BRIGHTON CROSSING FILING NO. 1 SUBDIVISION, AND WEST OF THE SPEER CANAL, MORE SPECIFICALLY LOCATED 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; AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO

WHEREAS, Matt Haley on behalf of Brookfield Residential (Colorado) LLC (the "Owner" or "Applicant"), which owns an approximately 33.248 acre property that is generally located to the south of Longs Peak Street, north of E. Bridge Street, east of the Brighton Crossing Filing No. 1 subdivision, and west of the Speer Canal, and more specifically described in Exhibit A, attached hereto (the "Property"); and

WHEREAS, Applicant, has requested approval of the Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment Final Plat, attached hereto as Exhibit B (the "Final Plat"); and

WHEREAS, the Property, on February 5, 1985, was annexed to the City of Brighton (the "City") as part of the Bromley Park Annexation; and

WHEREAS, the Property, on December 16, 1986, was originally zoned as part of the Bromley Park PUD 1<sup>st</sup> Amendment for Single Family Detached residential uses; and

WHEREAS, on October 29, 2015, the Bromley Park P.U.D. (Planned Unit Development) 18<sup>th</sup> Amendment was approved setting the current zoning of single family detached for the Property; and

WHEREAS, the Property was platted into super blocks subject to future platting by the Brighton Crossing Filing No. 2 6<sup>th</sup> Amendment Final Plat; and

WHEREAS, the City Council of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City's website, and three (3) signs were posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the City Council finds that it must use the version of the *Land Use and Development Code* in place at the time of application acceptance being March 29, 2018 for its review related to the application; and

WHEREAS, the City Council conducted a public hearing, during a regularly scheduled meeting, on November 4, 2024, to review and consider the Final Plat application and Development Agreement for the Property; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, at the meeting on November 4, 2024, a motion was made to continue the item to a date certain of December 17, 2024 in order to address City Council's concerns on certain roadway connections; and

WHEREAS, the City Council has reviewed the Final Plat pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

WHEREAS, the City Council finds and declares that the Final Plat does comply with the requirements of the Subdivision Regulations procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. The Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment Final Plat, attached hereto as Exhibit B, is hereby approved.

Section 2. The Brighton Crossing Filing No. 2 5<sup>th</sup> Amendment Development Agreement, attached hereto as Exhibit C, is hereby approved.

Section 3. The Mayor is hereby authorized to execute the Final Plat and Development Agreement for the Brighton Crossing Filing No. 2 8<sup>th</sup> Amendment Final Plat, and in furtherance thereof, the City Manager, or designee, is hereby authorized and directed to execute such additional documents, agreements and/or related instruments, and to take such acts as are reasonably necessary, to carry out the terms and provisions of the Agreement, for and on behalf of the City of Brighton.

RESOLVED this 17<sup>th</sup> day of December 2024.

CITY OF BRIGHTON, COLORADO

\_\_\_\_\_  
GREGORY MILLS, Mayor

ATTEST:

\_\_\_\_\_  
NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
ALICIA CALDERÓN, City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 7, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11, LOT 1, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOT 1, BLOCK 15, TRACT T, TRACT U, TRACT Y, PLATTE RIVER COURT, CLEAR CREEK PLACE, RUSH CREEK PLACE, YAMPA RIVER PLACE, AND PORTIONS OF LONGS PEAK STREET, COLORADO RIVER AVENUE, NORTH GOLDEN EAGLE PARKWAY, YARROW STREET, AND ROYAL PINE STREET, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, RECORDED UNDER RECEPTION NO. 2018000039340, AND ALL OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED UNDER RECEPTION NO. C1074039, 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 44°10'30" EAST, A DISTANCE 4210.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LONGS PEAK STREET AS DEPICTED ON SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTH 82°12'44" EAST, A DISTANCE OF 57.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.81 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°29'57", AN ARC LENGTH OF 69.44 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 73°42'54" EAST, A DISTANCE OF 41.73 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 59.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°42'44";

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'23", AN ARC LENGTH OF 93.66 FEET;
2. NORTH 89°36'06" EAST, A DISTANCE OF 219.39 FEET TO A POINT OF CUSP, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°23'55" EAST, AND TO THE WESTERLY BOUNDARY OF LOT 1, BLOCK 7 AS SHOWN ON SAID BRIGHTON CROSSING FILING NO. 2 6TH AMENDMENT;

THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARIES OF LOTS 1-6, INCLUSIVE, BLOCK 7 THE FOLLOWING FIVE (5) COURSES;

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'21", AN ARC LENGTH OF 20.40 FEET;
2. NORTH 89°31'48" EAST, A DISTANCE OF 40.00 FEET
3. SOUTH 00°17'16" EAST, A DISTANCE OF 107.07 FEET;
4. NORTH 89°42'44" EAST, A DISTANCE OF 353.00 FEET;
5. NORTH 00°17'16" WEST, A DISTANCE OF 120.72 FEET TO SAID SOUTHERLY RIGHT-OF-WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTH 89°36'06" EAST, A DISTANCE OF 104.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'37", AN ARC LENGTH OF 20.45 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'48" EAST, A DISTANCE OF 40.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°42'44" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'23", AN ARC LENGTH OF 20.40 FEET;
2. NORTH 89°36'06" EAST, A DISTANCE OF 286.54 FEET TO THE EASTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°40'02" EAST, A DISTANCE OF 1129.72 FEET;
2. SOUTH 89°21'16" WEST, A DISTANCE OF 1005.88 FEET;
3. SOUTH 34°53'38" WEST, A DISTANCE OF 73.28 FEET;
4. SOUTH 13°16'10" WEST, A DISTANCE OF 519.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT Z, BRIGHTON CROSSING FILING NO. 2;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT Z THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 13°16'10" WEST, A DISTANCE OF 16.97 FEET;
2. SOUTH 13°28'57" EAST, A DISTANCE OF 137.26 FEET;
3. SOUTH 89°21'16" WEST, A DISTANCE OF 109.65 FEET;
4. NORTH 00°20'10" WEST, A DISTANCE OF 26.09 FEET;
5. NORTH 00°12'45" WEST, A DISTANCE OF 124.22 FEET TO THE SOUTHWEST CORNER OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT THE FOLLOWING FIFTEEN (15) COURSES;

1. NORTH 00°12'45" WEST, A DISTANCE OF 50.78 FEET;
2. NORTH 01°42'19" WEST, A DISTANCE OF 115.17 FEET;
3. NORTH 00°12'45" WEST, A DISTANCE OF 330.00 FEET;
4. NORTH 85°18'02" EAST, A DISTANCE OF 33.47 FEET;
5. NORTH 02°42'49" WEST, A DISTANCE OF 109.50 FEET;
6. NORTH 87°17'11" EAST, A DISTANCE OF 4.15 FEET;
7. NORTH 02°42'49" WEST, A DISTANCE OF 145.50 FEET;
8. SOUTH 87°17'11" WEST, A DISTANCE OF 16.40 FEET;
9. NORTH 00°12'45" WEST, A DISTANCE OF 427.60 FEET;
10. SOUTH 88°49'07" EAST, A DISTANCE OF 5.52 FEET;
11. NORTH 01°10'53" EAST, A DISTANCE OF 36.00 FEET;
12. NORTH 88°49'07" WEST, A DISTANCE OF 6.39 FEET;
13. NORTH 00°12'45" WEST, A DISTANCE OF 348.24 FEET;
14. NORTH 86°25'05" EAST, A DISTANCE OF 31.82 FEET;
15. NORTH 07°47'16" WEST, A DISTANCE OF 119.50 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 33.248 ACRES, (1,448,296 SQUARE FEET), MORE OR LESS.



# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 11

**GENERAL NOTES:**

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY CORNERS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-4-504, C.R.S.
2. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION SURVEY ORDER NO. PD09054142145019 EFFECTIVE DATE OF 08/20/2009. THIS SURVEY IS BASED ON THE SURVEY INFORMATION PROVIDED BY AETEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.
3. BASIS OF RECORDING A PORTION OF 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) AND AT THE EAST END (EAST CORNER OF SAID SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN) BY A 3 1/4" TELETYPE ALUMINUM CAP AND ASSUMED TO BEAR NORTH 89°19'50" EAST, A DISTANCE OF 2633.96 FEET.
4. THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN OTHER AREAS, FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE OFFICIAL ANNUAL CHANNEL VEGETATION, PER FEDERAL ENERGY MANAGEMENT ADMINISTRATION FLOOD ZONE CLASSIFICATION IS DERIVED BY SCALED MAP LOCATION AND GRAPHIC FLOODING ONLY.
5. ALL DESIGNATIONS AND GRANTS MADE TO THE CITY OF BRIGHTON ARE SUBJECT TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THE AMENDATION AGREEMENT AND ALL THE AGREEMENTS HERETO AS EVIDENCED BY 423 AT PAGE 3008, NOVEMBER 20, 1980 IN BOOK 5163 AT PAGE 365, JUNE 19, 1998 IN BOOK 4776 AT PAGE 140, AND NOVEMBER 21, 1987 IN BOOK 5163 AT PAGE 219 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDS OFFICE.
6. ANY CHANGES TO THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 10, C.R.S.
7. PER C.R.S. 18-6-51-106, "ALL UNDEVELOPED LOTS ON THIS LAND SURVEY PLAT ARE 1/4 SECTION FEET. ONE MEETS CORNERS 30' 27/2" AS SHOWN HEREON, EXCEPT ACCORDING TO THE NATIONAL INSTRUMENT OF STANDARDS AND TECHNOLOGY."
8. THIS PLAT IS SUBJECT TO THAT STEEP CANAL EASEMENT RECORDED IN BOOK 87 AT PAGES 617 & 168 ALONG WITH THAT GAS PRELIMINARY RIGHT OF WAY UNDER THE STEEP CANAL AS DESCRIBED IN BOOK 362 AT PAGE 292 IN SAID RECORDS.
9. THIS PLAT IS SUBJECT TO THAT MASTER UTILITY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2008040400 IN SAID RECORDS.
10. THIS PLAT IS SUBJECT TO THAT SEWAGE EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2008040400 IN SAID RECORDS.
11. THIS PLAT SUPERSEDES AND REPLACES THE BRIGHTON CROSSING PLUG NO. 2, 6TH AMENDMENT SUBDIVISION PLAT FOR THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT.
12. THE DRAINAGE/ACCESS EASEMENT IS FOR PURPOSES OF INSPECTION AND ASSURANCE OF COMPLIANCE TO THE CITY OF BRIGHTON MUNICIPAL CODE MAINTENANCE, REPAIR, AND LONG TERM FUNCTION OF THE DRAINAGE FACILITIES WILL BE THE ON-GOING RESPONSIBILITY OF THE PROPERTY OWNER.

**RESIDENTIAL / SINGLE FAMILY NOTES:**

1. A NON-EXCLUSIVE TEN (10) AND THEREAFTER (12) FOOT WIDE EASEMENT IS GRANTED AT RECEPTION NO. 2008040400 FOR THE USE OF ELECTRIC, TELEPHONE, CABLE, TELEVISION, RECEIPTER SERVICES AND POSTAL FACILITIES. OTHER UTILITIES ARE NOT TO BE INSTALLED IN THIS EASEMENT. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER SERVICES BE ALLOWED TO CROSS OVER ANY OF THE UTILITIES INSTALLED IN THESE EASEMENTS. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE INSTALLED AT THE PROPERTY OWNER'S RISK. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE INSTALLED AT THE PROPERTY OWNER'S RISK. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE INSTALLED AT THE PROPERTY OWNER'S RISK.
2. A NON-EXCLUSIVE FIVE (5) FOOT WIDE GAS EASEMENT IS GRANTED AT RECEPTION NO. 2008040400 FOR THE USE OF GAS LINES AND WATER SERVICE LINES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER SERVICES BE ALLOWED TO CROSS OVER ANY OF THE UTILITIES INSTALLED IN THESE EASEMENTS. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE INSTALLED AT THE PROPERTY OWNER'S RISK. ANY UTILITIES INSTALLED IN THESE EASEMENTS SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE INSTALLED AT THE PROPERTY OWNER'S RISK.

DESCRIPTION	NUMBER	ACRES
LOTS	161	19,673 ACRES
SUPER LOTS	2	2,199 ACRES
TRACTS	12	5,822 ACRES
ROW	1	5,554 ACRES
<b>TOTAL</b>		<b>33,248 ACRES</b>

TRACT	AREA (SQ FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT 01	2,221	0.061	LANDSCAPE	ROW1 / ROW2
TRACT 05	3,212	0.076	LANDSCAPE	ROW1 / ROW2
TRACT 11	5,799	0.133	LANDSCAPE	ROW1 / ROW2
TRACT 13	6,422	0.147	LANDSCAPE	ROW1 / ROW2
TRACT 14	6,802	0.160	LANDSCAPE	ROW1 / ROW2
TRACT 16	6,289	0.145	LANDSCAPE	ROW1 / ROW2
TRACT 18	3,818	0.088	LANDSCAPE	ROW1 / ROW2
TRACT 19	2,444	0.055	LANDSCAPE	ROW1 / ROW2
TRACT 22	9,600	0.220	LANDSCAPE	ROW1 / ROW2
TRACT 24A	9,520	0.219	LANDSCAPE	ROW1 / ROW2
TRACT 1	176,680	4.025	LANDSCAPE	ROW1 / ROW2 & ROW3
TRACT 2	17,026	0.391	LANDSCAPE	BROOKFIELD RESIDENTIAL
<b>TOTAL</b>	<b>263,536</b>	<b>6.022</b>		

ROW = SOUTH BREEZINGWOOD DISTRICT  
ROW1 = SOUTH BREEZINGWOOD DISTRICT NO. 2  
ROW2 = BOUNDARY OF THE 30' METRO DISTRICT SERVING THE BRIGHTON CROSSING DEVELOPMENT  
ROW3 = BOUNDARY OF THE 30' METRO DISTRICT SERVING THE BRIGHTON CROSSING DEVELOPMENT

FOR AND ON BEHALF OF  
AETEC CONSULTANTS, INC.

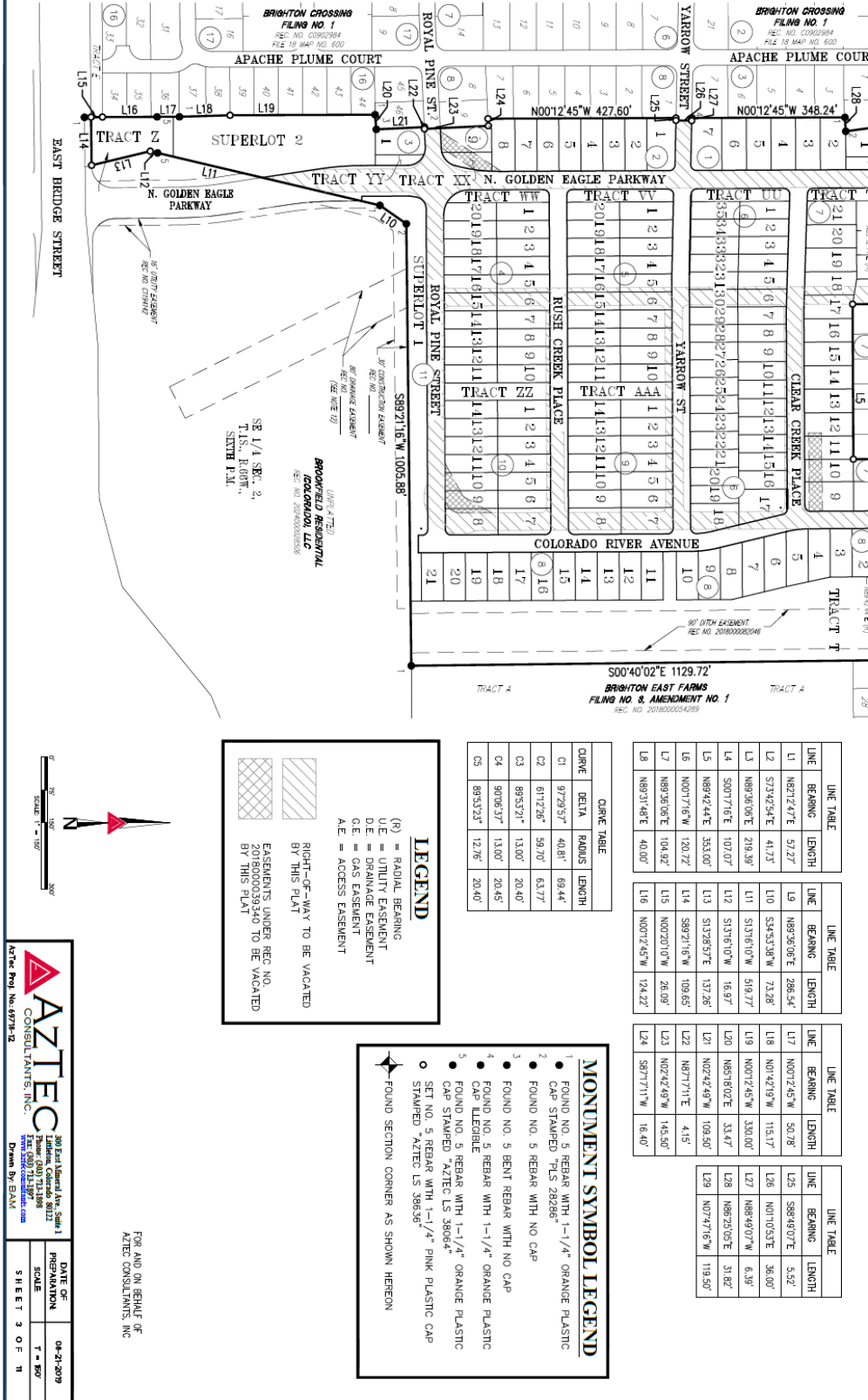


100 East General Ave., Suite 1  
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Drawn By: EAM

DATE OF PREPARATION	08-21-2019
SCALE	N/A
SHEET 2 OF 11	

# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

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  
SHEET 3 OF 11



**LINE TABLE**

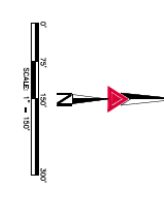
LINE	BEARING	LENGTH
L1	N82°12'47"E	51.272
L2	S73°42'54"E	41.737
L3	N89°36'08"E	218.38
L4	S00°17'6"E	107.077
L5	N89°42'44"E	353.04
L6	N00°17'6"W	120.727
L7	N89°36'08"E	104.92
L8	N89°31'48"E	40.007
L9	N89°36'08"E	286.547
L10	S34°53'38"W	73.287
L11	S1°16'10"W	519.77
L12	S1°16'10"W	18.977
L13	S1°28'57"E	137.26
L14	S89°21'6"W	109.657
L15	N00°20'10"W	28.89
L16	N00°12'45"W	124.227
L17	N00°12'45"W	50.787
L18	N07°42'19"W	115.177
L19	N00°17'45"W	330.007
L20	N85°18'02"E	33.477
L21	N02°42'49"W	109.507
L22	N02°42'49"W	4.157
L23	N02°42'49"W	145.507
L24	S87°17'11"W	16.407
L25	S88°49'07"E	3.527
L26	N07°03'37"E	36.007
L27	N88°49'07"W	6.977
L28	N88°27'05"E	31.827
L29	N07°42'16"W	119.507

**CHUTE TABLE**

CHUTE	BETA	RADIUS	LENGTH
C1	97°29'57"	40.817	69.447
C2	61°27'26"	59.707	63.177
C3	89°53'21"	13.007	20.407
C4	90°06'37"	13.007	20.457
C5	89°53'23"	12.767	20.407

- MONUMENT SYMBOL LEGEND**
- 1 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "FLS 28286"
  - 2 FOUND NO. 5 REBAR WITH NO CAP
  - 3 FOUND NO. 5 BENT REBAR WITH NO CAP
  - 4 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP ILLISIBLE
  - 5 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
  - 6 SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38638"
  - 7 FOUND SECTION CORNER AS SHOWN HEREON

- LEGEND**
- (R) = RADIAL BEARING
  - UE = UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - GE = GAS EASEMENT
  - A.E. = ACCESS EASEMENT
  - RIGHT-OF-WAY TO BE VACATED BY THIS PLAT
  - EASEMENTS UNDER REC NO. 2018800038340 TO BE VACATED BY THIS PLAT



**AZTEC**  
CONSULTANTS, INC.  
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Littleton, Colorado 80120  
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Drawn By: EDWIN

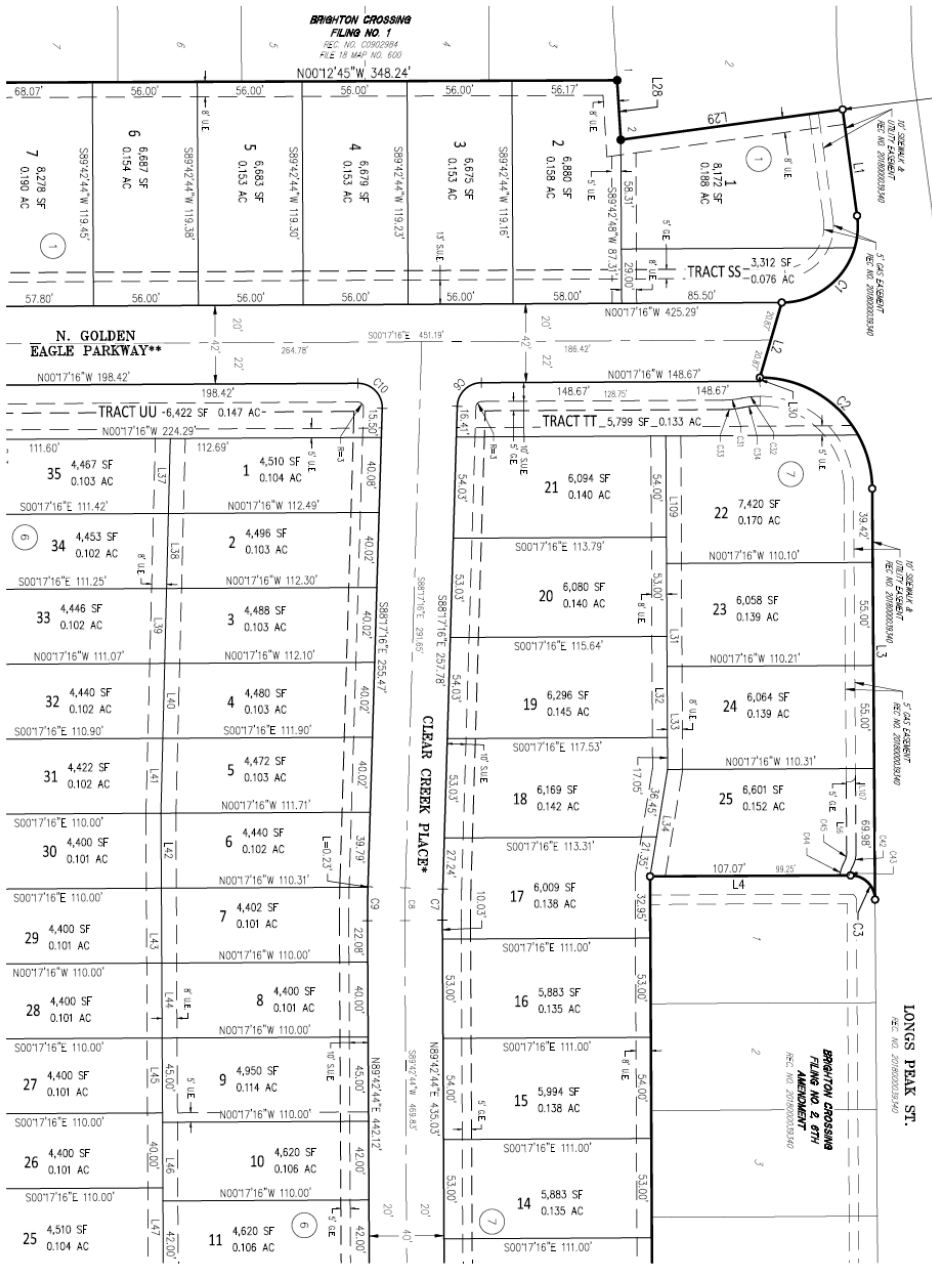
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 04-21-2019  
SCALE: T = 80'  
SHEET 3 OF 11

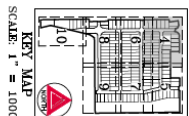
# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

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

SHEET 4 OF 11



SEE SHEET 5



**LEGEND**

- SET NO. 3 REBAR WITH 1-1/4" STAINLESS STEEL CAP STAMPED "AZTEC LS 58658"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP ILLIBLE
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.U.E. SIDEWALK & UTILITY EASEMENT
- 40' WIDE PUBLIC RIGHT-OF-WAY
- \*\* PUBLIC RIGHT-OF-WAY WIDTH VARIES
- R= RADIUS OF UTILITY EASEMENT
- # BLOCK NUMBER

SEE SHEET 11 FOR LINE & CURVE TABLES

SEE SHEET 6

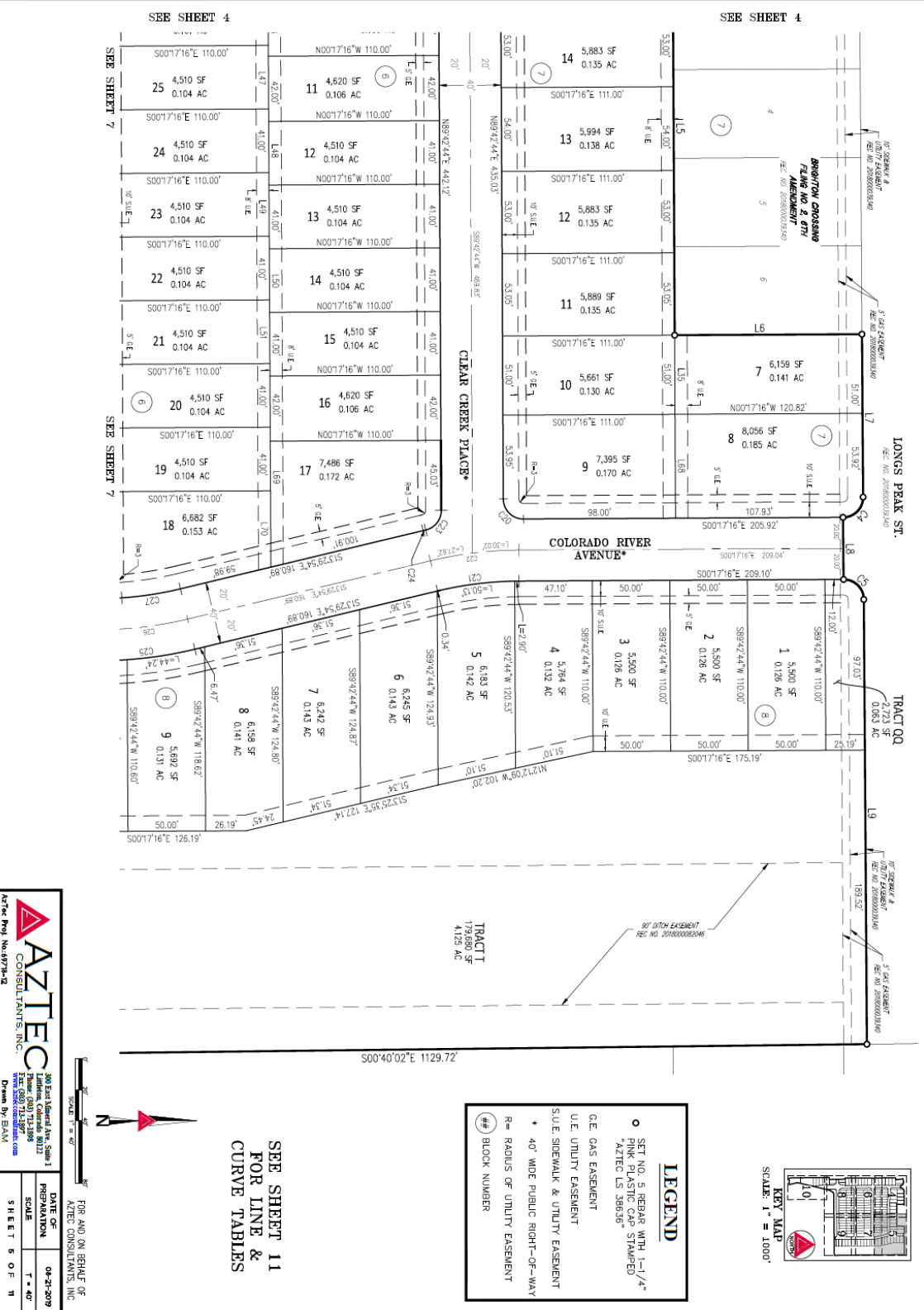
**AZTEC CONSULTANTS, INC.**

300 East General Ave., Suite 1  
Brighton, Colorado 80122  
Tel: (303) 713-8877  
Fax: (303) 713-8877  
Drawn by: BMM

DATE OF PREPARATION	08-21-2019	FOR AND ON BEHALF OF
SCALE	T = 40'	AZTEC CONSULTANTS, INC.
SHEET 4 OF 11		

# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

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  
SHEET 5 OF 11



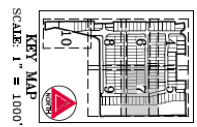
**AZTEC CONSULTANTS, INC.**  
300 East National Ave., Suite 1  
Lafayette, Colorado 80122  
TEL: (303) 713-9797  
FAX: (303) 713-9797  
www.aztecinc.com  
Drawn By: ESKAN





# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

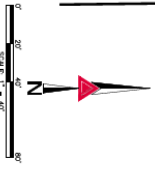
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 11



**LEGEND**

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.U.E. SIDEWALK & UTILITY EASEMENT
- + 40' WIDE PUBLIC RIGHT-OF-WAY
- R= RADIUS OF UTILITY EASEMENT
- # BLOCK NUMBER

SEE SHEET 11 FOR LINE & CURVE TABLES



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

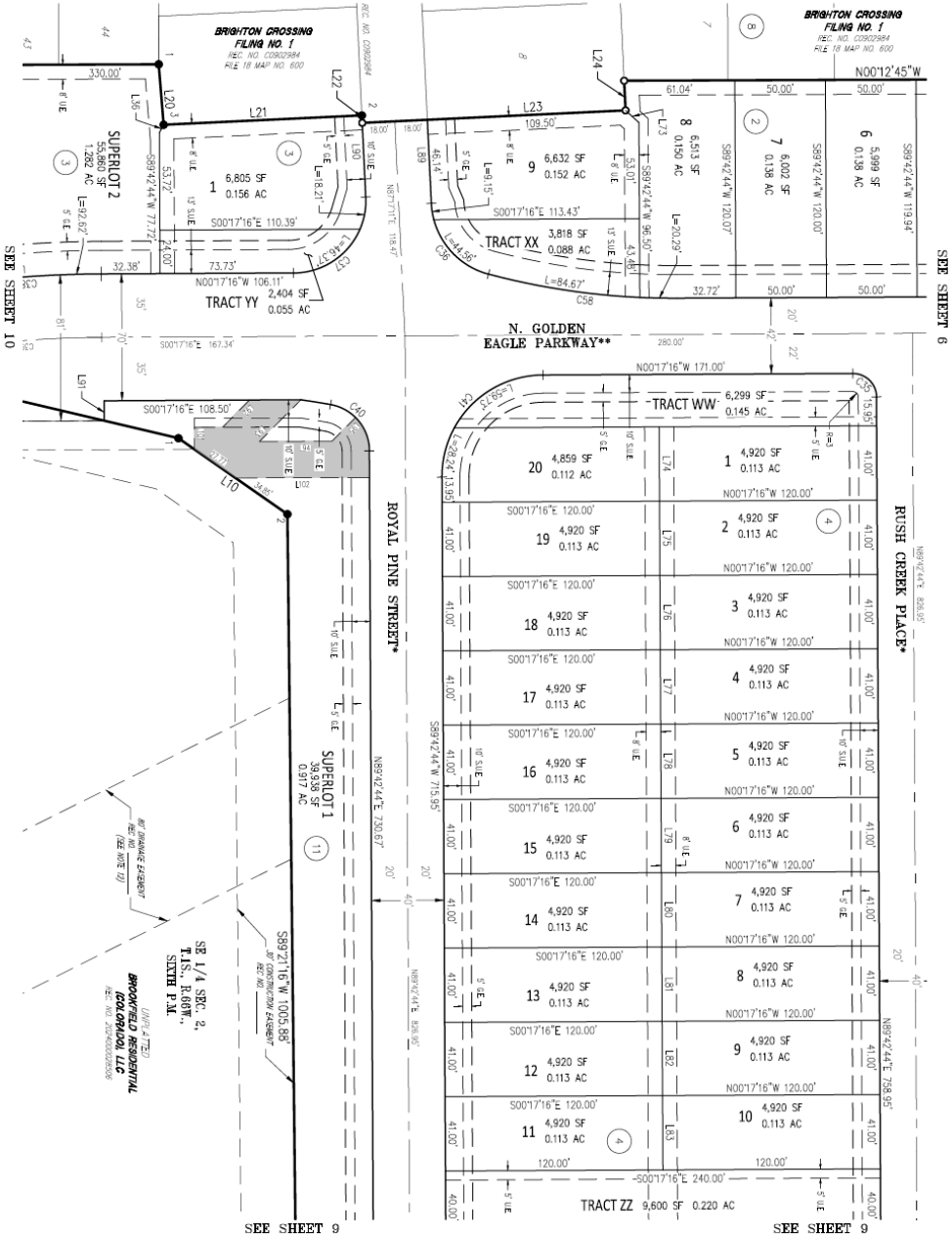
**AZTEC CONSULTANTS, INC.**  
300 East National Ave., Suite 1  
Brighton, Colorado 80601  
Tel: (303) 713-8977  
Fax: (303) 713-8978  
Drawn By: BAM

DATE OF PREPARATION	04-21-2019
SCALE	T = 40'
SHEET	7 OF 11

# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

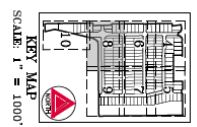
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11



**LEGEND**

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "FLS 26289"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- GAS EASEMENT
- U.E. UTILITY EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- UTILITY EASEMENT
- 40' WIDE PUBLIC RIGHT-OF-WAY
- PUBLIC RIGHT-OF-WAY WIDTH VARIES
- BLOCK NUMBER



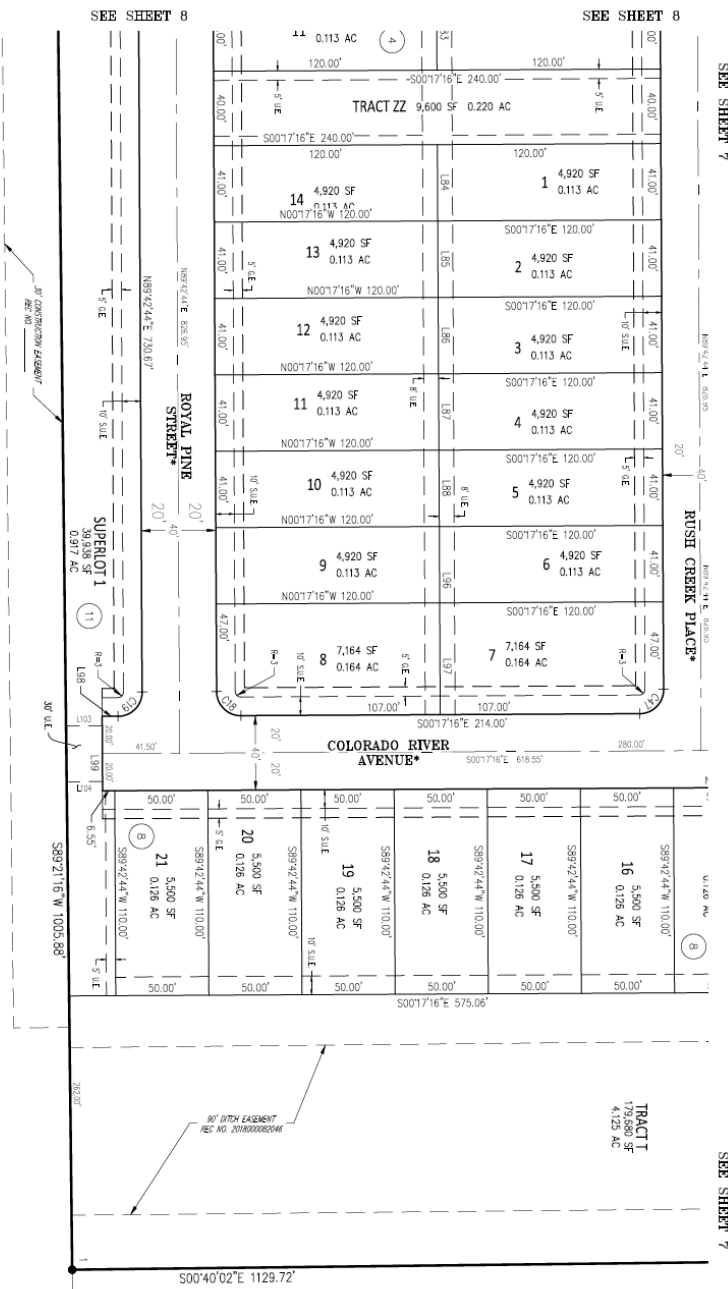
SEE SHEET 11 FOR LINE & CURVE TABLES

**AZTEC CONSULTANTS, INC.**  
 300 East Federal Ave., Suite 1  
 Littleton, Colorado 80122  
 Tel: (303) 711-8700  
 Fax: (303) 711-8701  
 www.aztecinc.com  
 Drawn By: ESKM

FOR AND ON BEHALF OF  
**AZTEC CONSULTANTS, INC.**

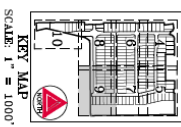
DATE OF PREPARATION: 08-21-2019  
 SCALE: T = 40'  
 SHEET 8 OF 11

**BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT**  
 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  
 SHEET 9 OF 11



**LEGEND**

- FOUND NO. 5 REBAR WITH 1/2" DIA. PLASTIC CAP STAMPED "125 26288"
- GAS EASEMENT
- U/E UTILITY EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- \* 40' WIDE PUBLIC RIGHT-OF-WAY
- R= RADIUS OF UTILITY EASEMENT
- #= BLOCK NUMBER



SEE SHEET 11  
FOR LINE &  
CURVE TABLES



**AZTEC CONSULTANTS, INC.**  
 300 East Harvard Ave., Suite 1  
 Lakewood, Colorado 80122  
 TEL: (303) 733-9777  
 WWW.AZTECCONSULTANTS.COM  
 Drawn By: BAW

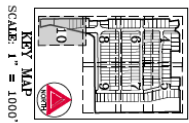
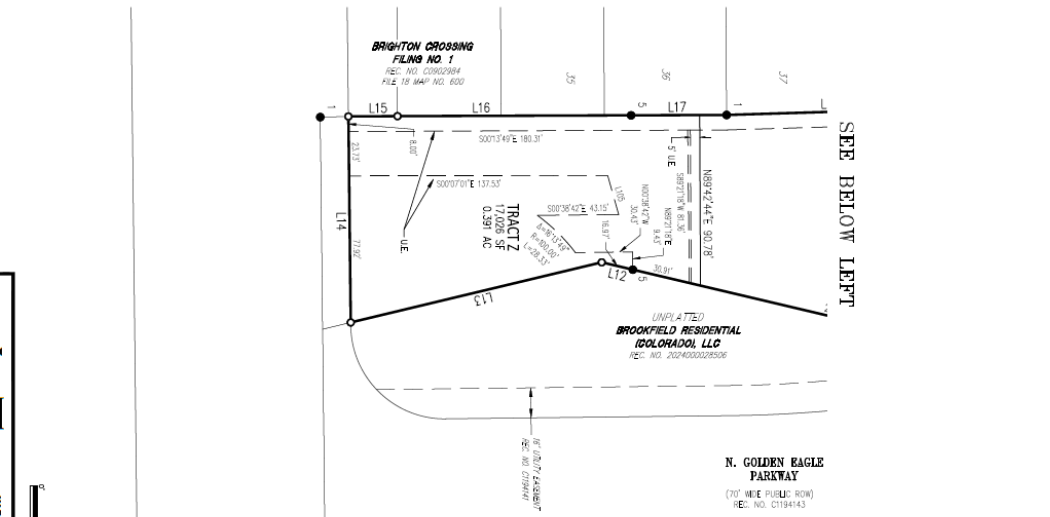
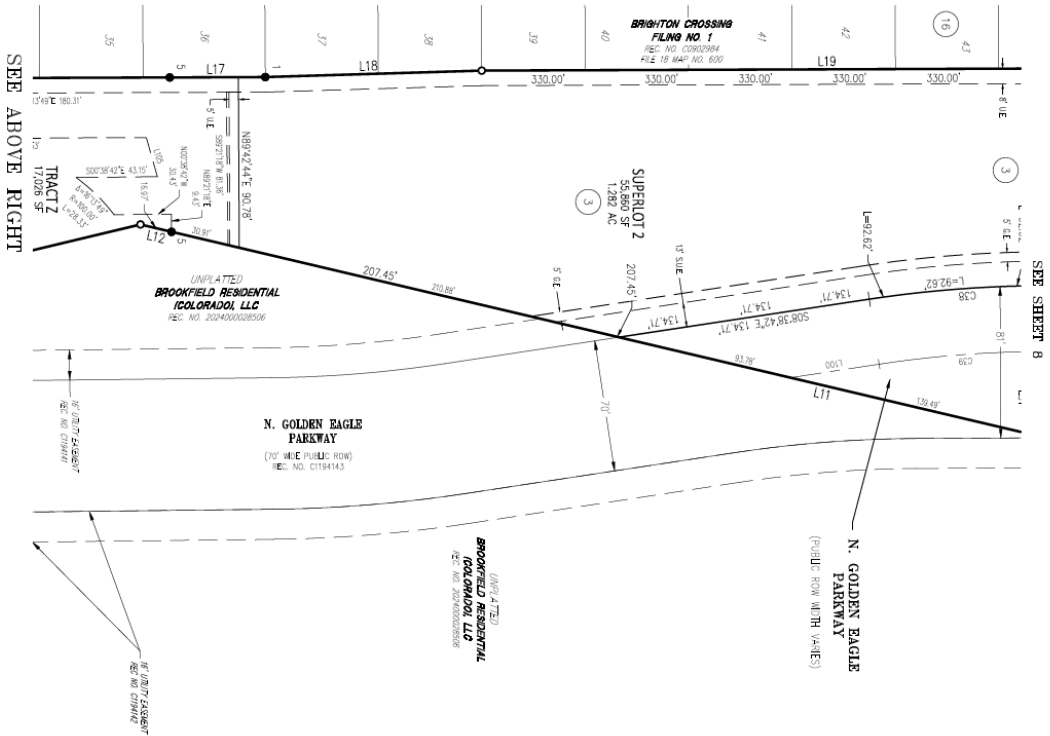
DATE OF PLAN: 04-21-2019  
 SCALE: T & C  
 SHEET 9 OF 11

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

LINE # 1120  
 BROADFIELD RESIDENTIAL  
 COLORADO, LLC  
 REG. NO. 0240000000268

# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

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  
SHEET 10 OF 11



**LEGEND**

- SET NO. 3 REBAR WITH 1-1/4" LAST COUPLER - STAMPED "AZTEC LS 39630"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALS 28286"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 39064"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 39064"
- U.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- BLOCK NUMBER

SEE SHEET 11  
FOR LINE &  
CURVE TABLES

**AZTEC**  
CONSULTANTS, INC.  
300 East Venable Ave, Suite 1  
Littleton, Colorado 80120  
Phone: (303) 715-8999  
Fax: (303) 715-9999  
www.aztecconsultants.com  
Drawn By: ELM

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION	04-23-2019
SCALE	T = 40
SHEET #	10 OF 11

# BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT

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

SHEET 11 OF 11

LINE	BEARING	LENGTH
L1	N82°14'1"E	57.27'
L2	S73°42'54"E	41.73'
L3	N89°38'08"E	219.39'
L4	S00°17'1"E	107.07'
L5	N89°42'44"E	353.00'
L6	N00°17'16"W	120.72'
L7	N89°38'08"E	104.92'
L8	N89°31'48"E	40.00'
L9	S89°38'08"W	288.54'
L10	S34°53'38"W	73.28'
L11	S13°16'10"W	538.74'
L12	S13°28'57"E	137.86'
L13	S13°28'57"E	137.86'
L14	S89°27'16"W	109.65'
L15	S02°20'1"E	26.09'
L16	N00°17'45"W	124.22'
L17	N00°17'45"W	50.78'
L18	N01°42'19"W	115.17'
L19	N00°17'45"W	330.00'
L20	N85°18'02"E	33.47'
L21	N02°42'48"W	109.50'
L22	N87°17'1"E	41.5'
L23	N02°42'48"W	145.50'
L24	S87°17'1"W	16.40'
L25	S88°49'07"E	5.52'
L26	N01°05'5"E	36.00'
L27	N89°49'07"W	8.39'
L28	N89°25'03"E	31.82'
L29	N07°47'16"W	119.50'
L30	S89°42'44"W	2.00'

LINE	BEARING	LENGTH
L31	S89°42'44"W	38.95'
L32	S89°42'44"W	37.95'
L33	S89°42'44"W	37.95'
L34	N80°42'22"W	36.45'
L35	N89°42'44"E	51.00'
L36	S61°50'19"E	5.00'
L37	S89°34'10"E	40.07'
L38	S89°34'10"E	40.02'
L39	S89°34'10"E	40.02'
L40	S89°34'10"E	40.02'
L41	S89°34'10"E	40.02'
L42	N89°42'44"E	40.00'
L43	N89°42'44"E	40.00'
L44	N89°42'44"E	40.00'
L45	N89°42'44"E	40.00'
L46	N89°42'44"E	35.00'
L47	N89°42'44"E	34.00'
L48	N89°42'44"E	33.00'
L49	N89°42'44"E	33.00'
L50	N89°42'44"E	33.00'
L51	N89°42'44"E	33.00'
L52	N89°42'44"E	41.00'
L53	N89°42'44"E	41.00'
L54	N89°42'44"E	41.00'
L55	N89°42'44"E	41.00'
L56	N89°36'08"E	38.02'
L57	N89°42'44"E	41.00'
L58	N89°42'44"E	41.00'
L59	N89°42'44"E	41.00'
L60	N89°42'44"E	41.00'

LINE	BEARING	LENGTH
L61	N89°42'44"E	41.00'
L62	N89°42'44"E	41.00'
L63	N89°42'44"E	41.00'
L64	N89°42'44"E	41.00'
L65	N89°42'44"E	41.00'
L66	N89°42'44"E	41.00'
L67	N89°42'44"E	41.00'
L68	N89°42'44"E	66.95'
L69	N89°42'44"E	32.00'
L70	N89°42'44"E	49.15'
L71	N89°42'44"E	41.00'
L72	N89°42'44"E	60.00'
L73	S42°17'1"W	9.88'
L74	N89°42'44"E	41.00'
L75	N89°42'44"E	41.00'
L76	N89°42'44"E	41.00'
L77	N89°42'44"E	41.00'
L78	N89°42'44"E	41.00'
L79	N89°42'44"E	41.00'
L80	N89°42'44"E	41.00'
L81	N89°42'44"E	41.00'
L82	N89°42'44"E	41.00'
L83	N89°42'44"E	41.00'
L84	N89°42'44"E	41.00'
L85	N89°42'44"E	41.00'
L86	N89°42'44"E	41.00'
L87	N89°42'44"E	41.00'
L88	N89°42'44"E	41.00'
L89	S87°17'02"W	46.14'
L90	N87°17'1"E	40.90'

LINE	BEARING	LENGTH
L91	N89°42'45"E	11.00'
L92	N45°17'16"W	21.22'
L93	N45°17'16"W	32.53'
L94	S00°17'1"E	40.13'
L95	S45°17'16"E	18.39'
L96	N89°42'44"E	41.00'
L97	N89°42'44"E	60.00'
L98	S00°17'16"E	8.50'
L99	N89°42'44"E	40.00'
L100	S08°38'42"E	47.71'
L101	S89°42'44"W	17.00'
L102	S00°17'17"E	73.85'
L103	N00°17'16"W	18.41'
L104	N00°17'16"W	19.23'
L105	S74°21'18"W	21.54'

CURVE	DELTA	RADIUS	LENGTH
C1	97°29'57"	40.81'	69.44'
C2	89°53'25"	59.70'	93.66'
C3	89°53'25"	13.00'	20.40'
C4	90°05'17"	13.00'	20.45'
C5	89°53'15"	13.00'	20.39'
C6	88°00'00"	13.00'	19.97'
C7	128°10"	653.30'	16.75'
C8	200°00"	500.00'	17.45'
C9	270°00"	520.00'	18.15'
C10	92°00'00"	13.00'	20.87'
C11	91°28'10"	13.00'	20.75'
C12	88°31'50"	13.00'	20.09'
C13	91°28'10"	13.00'	20.75'
C14	88°31'50"	13.00'	20.09'
C15	128°10"	500.00'	12.82'
C17	128°10"	520.00'	13.34'
C18	90°00'00"	13.00'	20.42'
C19	90°00'00"	13.00'	20.42'
C20	90°00'00"	13.00'	20.42'

CURVE	DELTA	RADIUS	LENGTH
C21	137°28"	230.00'	53.03'
C22	67°9'50"	250.00'	27.62'
C23	77°08'54"	13.00'	17.50'
C24	07°132"	270.00'	1.69'
C25	137°28"	270.00'	62.25'
C26	137°28"	250.00'	57.64'
C27	93°128"	230.00'	38.23'
C28	93°41'10"	13.00'	21.26'
C29	90°00'00"	13.00'	20.42'
C30	90°00'00"	13.00'	20.42'
C31	112°8'0"	50.50'	10.11'
C32	112°8'0"	49.70'	9.95'
C33	112°8'0"	55.50'	11.11'
C34	112°8'0"	44.70'	8.95'
C35	90°00'00"	13.00'	20.42'
C36	72°42'59"	42.50'	53.71'
C37	92°29'58"	40.00'	64.58'
C38	87°125"	635.00'	92.62'
C39	87°125"	600.00'	87.51'
C40	79°24'19"	26.00'	36.03'

CURVE	DELTA	RADIUS	LENGTH
C41	90°00'00"	56.00'	87.96'
C42	28°29'52"	14.50'	7.21'
C43	15°11'15"	20.50'	5.45'
C44	17°48'34"	25.50'	7.85'
C45	28°29'52"	9.50'	4.73'
C46	88°58'59"	13.00'	20.42'
C47	90°00'00"	13.00'	20.42'



**AZTEC**  
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Drawn By: EAVM

DATE OF PREPARATION: 04-2-2009

SCALE: N/A

SHEET 11 OF 11

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

EXHIBIT C  
DEVELOPMENT AGREEMENT AMENDMENT

*(The document starts on the next page.)*