

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG SAID PERIMETER THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°29'55" WEST, A DISTANCE OF 879.15 FEET;
- 2) NORTH 23°26'20" EAST, A DISTANCE OF 317.18 FEET;
- 3) NORTH 77°54'29" WEST, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID PERIMETER, NORTH 18°59'04" EAST, A DISTANCE OF 75.07 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 292.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD;

THENCE NORTH 24°30'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 250.86 FEET;

THENCE NORTH 89°40'02" EAST, A DISTANCE OF 946.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 09;

THENCE SOUTH 00°17'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING.**

The map shows the study area with the following features:

- South Platte River:** Located on the left side of the map.
- Brighton Road:** A diagonal road running from the top left towards the bottom right.
- Belle Creek Blvd:** A diagonal road running from the top right towards the bottom left.
- Canam Hwy:** A diagonal road running from the bottom left towards the top right.
- E 104th Ave:** A horizontal road running across the middle of the map.
- Site:** A shaded area located near the intersection of Brighton Road and Belle Creek Blvd, labeled "SITE" with an arrow pointing to it.
- Highways:** Highway 76 is marked on Canam Hwy, and Highway 85 is marked on Belle Creek Blvd.
- North Arrow:** Located in the bottom right corner, pointing upwards.



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[illegible]

HAZELTINE HEIGHTS SUBDIVISION
BLK 1 LOTS 33 (PARTIAL), 34, 35
PARCEL NO: 0172109401001
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): RODRIGUEZ, MANUEL & HILDA S

HAZELTINE HEIGHTS SUBDIVISION
BLK 5 LOTS 13, 14 (PARTIAL)
PARCEL NO: 0172109402020
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): BURBACK, MARVIN

BELLE CREEK SUBDIVISION FILING NO. 3, AMND NO. 2 TRACT B
PARCEL NO: 0172109408040
ZONING: BELLE CREEK PUD (COMMERCE CITY)
OWNER(S): RICHMOND AMERICAN HOMES OF COLORADO
BELLE CREEK SUBDIVISION FILING NO. 3, AMND NO. 2 TRACT A
PARCEL NO: 0172109408041
ZONING: BELLE CREEK PUD (COMMERCE CITY)
OWNER(S): RICHMOND AMERICAN HOMES OF COLORADO

PARCEL NO: 0172109400016
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): SPENCER, DENNIS I & PATRICIA L

PARCEL NO: 0172109400013
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): MAJALCA, DANIEL VARGAS

PLATTE PLACE DEVELOPMENT
ADDRESS: 10550 BRIGHTON RD
EX ZONING: R-1-C (ADAMS COUNTY)
EX AREA: 581,968 SQ FT OR 13.36± AC
PR ZONING: R-1 (COMMERCE CITY)
PR AREA: 579,447 SQ FT OR 13.30± AC

PARCEL NO: 0172109400015
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): SPENCER, DENNIS I & PATRICIA L

PARCEL NO: 0172109400014
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): MAJALCA, DANIEL VARGAS

BELLE CREEK SUBDIVISION FILING NO. 4
PARCEL NO: 0172110317030
ZONING: BELLE CREEK PUD (COMMERCE CITY)
OWNER(S): BELLE CREEK METROPOLITAN DISTRICT

BELLE CREEK SUBDIVISION FILING NO. 4
PARCEL NO: 0172110317028
ZONING: BELLE CREEK PUD (COMMERCE CITY)
OWNER(S): BELLE CREEK COMMERCIAL PROPERTIES, LLC

BELLE CREEK SUBDIVISION FILING NO. 3
ZONING: BELLE CREEK PUD (COMMERCE CITY)

HAZELTINE VILLAGE SUBDIVISION TRACT A
PARCEL NO: 0172109407011
ZONING: R-1-C (ADAMS COUNTY)
OWNER(S): HAZELTINE VILLAGE
HOMEOWNERS ASSOCIATION INC.

12 OWNER(S): VERYSER, JACOB & MARICELY
ZONING: BELLE CREEK PUD (COMMERCE CITY)
13 OWNER(S): HERNANDEZ, VICTOR
ZONING: BELLE CREEK PUD (COMMERCE CITY)

1 OWNER(S): FARMER, JESSICA L & KYLAND J
ZONING: R-1-C (ADAMS COUNTY)
2 OWNER(S): CORDOVA, DANIEL L (JR)
ZONING: R-1-C (ADAMS COUNTY)
3 OWNER(S): GONZALEZ, J MARTINEZ JESUS & MARGARITA
ZONING: R-1-C (ADAMS COUNTY)
4 OWNER(S): LOYA, VALENTIN & LAVONNE
ZONING: R-1-C (ADAMS COUNTY)

5 OWNER(S): SPETTEL, THOMAS R (JR) & BARBARA
ZONING: R-1-C (ADAMS COUNTY)
6 OWNER(S): ZARRAZOLA, DAVID
ZONING: R-1-C (ADAMS COUNTY)
7 OWNER(S): GOMER, BRYAN
ZONING: R-1-C (ADAMS COUNTY)
8 OWNER(S): FENSTEMAKER, JEFFREY G & KATHERYN L
ZONING: R-1-C (ADAMS COUNTY)

9 OWNER(S): HIRSCH, STEVEN
ZONING: R-1-C (ADAMS COUNTY)
10 OWNER(S): BALDERSTON, ERIC
ZONING: R-1-C (ADAMS COUNTY)
11 OWNER(S): ROBESON, KATHERINE MARIE
ZONING: BELLE CREEK PUD (COMMERCE CITY)

PLATTE PLACE ZONE CHANGE PLAN

SCALE: 1" = 100'

LEGEND

(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL SIZE FOR CLARITY)

PROPERTY BOUNDARY

ZONE CHANGE AREA

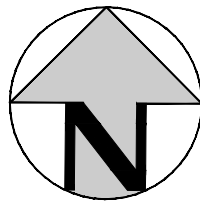
EASEMENT BOUNDARY

RIGHT-OF-WAY

PARCEL A BOUNDARY

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