

# ANNEXATION FOR S. 19TH AVENUE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF THAT TRACT OF LAND OWNED BY THE CITY OF BRIGHTON, COLORADO, RECORDED AT RECEPTION 2014000060719, ADAMS COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST, MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "ATWELL 2021 PLS 38304" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP STAMPED "CARTER & BURGESS 2001 PLS 24942". SAID NORTH LINE BEARS NORTH 89°40'19" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 20 SOUTH 00°15'11" EAST 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE, SAID LINE BEING PARALLEL WITH AND 30.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20. SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°40'19" EAST 69.98 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°19'41" EAST 5.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET AND A CENTER WHICH BEARS SOUTH 00°20'41" EAST;

THENCE 61.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'02" TO A POINT OF TANGENCY;

THENCE SOUTH 00°05'49" EAST 10.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 574.50 FEET;

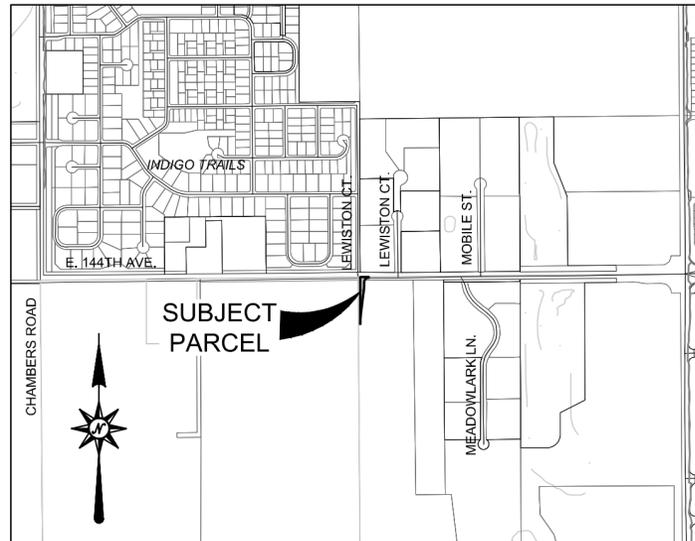
THENCE 69.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°55'26" TO A POINT OF TANGENCY;

THENCE SOUTH 06°49'37" WEST 207.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 531.50 FEET;

THENCE 60.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'26" TO A POINT OF NON-TANGENCY AND THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE NORTH 00°15'11" EAST 391.97 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 7,577 SQUARE FEET, OR 0.17 ACRES, MORE OR LESS.



VICINITY MAP  
SCALE: NOT TO SCALE

## NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ATWELL PLS 38304" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP IN RANGE BOX STAMPED "CARTER & BURGESS 2001 PLS 24942". SAID NORTH LINE BEARS NORTH 89°40'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE CITY OF BRIGHTON.
3. THE DESCRIBED PARCEL OF LAND IS CONTIGUOUS TO THE CITY OF BRIGHTON AS SHOWN HEREIN AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ON SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

## SURVEYOR'S CERTIFICATE

I, VLADISLAV SKREJEV, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF 19TH STREET WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 19TH DAY OF JULY, 2021, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS 18TH DAY OF JULY, 2023.



REGISTERED LAND SURVEYOR

REG. NO. 38705

## CITY COUNCIL CERTIFICATE

THIS ANNEXATION MAP IS APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, ADAMS COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. FOR FILING WITH THE CLERK AND RECORDER OF ADAMS COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF BRIGHTON FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL.

MAYOR

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF BRIGHTON

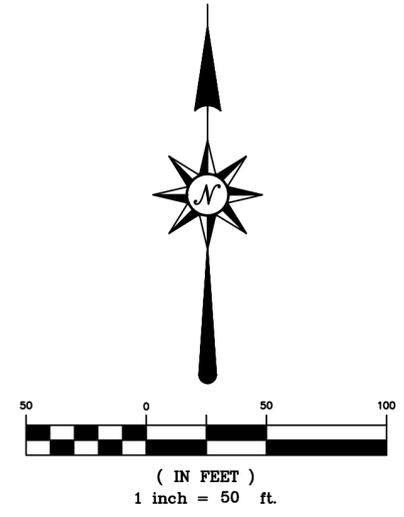
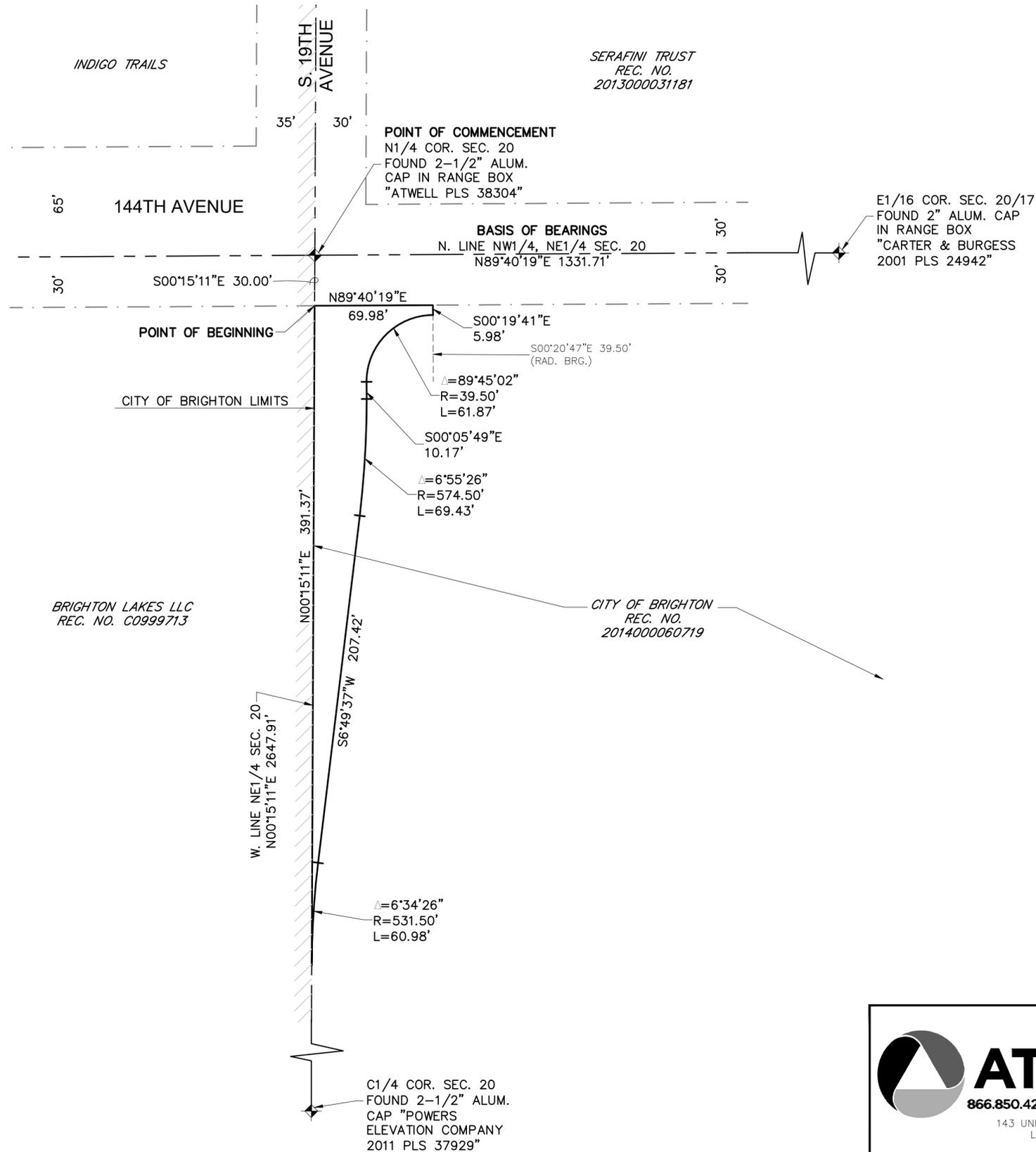
ATTEST: CITY CLERK

ANNEXATION FOR S. 19TH AVENUE  
SEC. 20, T1S, R66W, 6TH P.M.

 <b>ATWELL</b> 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100	REVISIONS REVISED 06/22/2023	SHEET 1 OF 2
	FILE NO. 19TH AVE ANNEXATION	DATE 08/11/2021
	DRAWN BY TWK	CHECK BY VS
	JOB NO.	21002569
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OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



PROPOSED ANNEXATION PERIMETER	877.20'
1/6 OF PROPOSED PERIMETER	146.20'
PROPOSED CONTIGUOUS PERIMETER	391.37'
PERCENT CONTIGUOUS	41%

- DENOTES EXISTING CITY LIMITS
- DENOTES SECTION LINES
- DENOTES BOUNDARY OF LAND TO BE ANNEXED
- DENOTES ALIQUOT CORNER AS NOTED

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SEC. 20, T1S, R66W. 6TH P.M.



**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
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