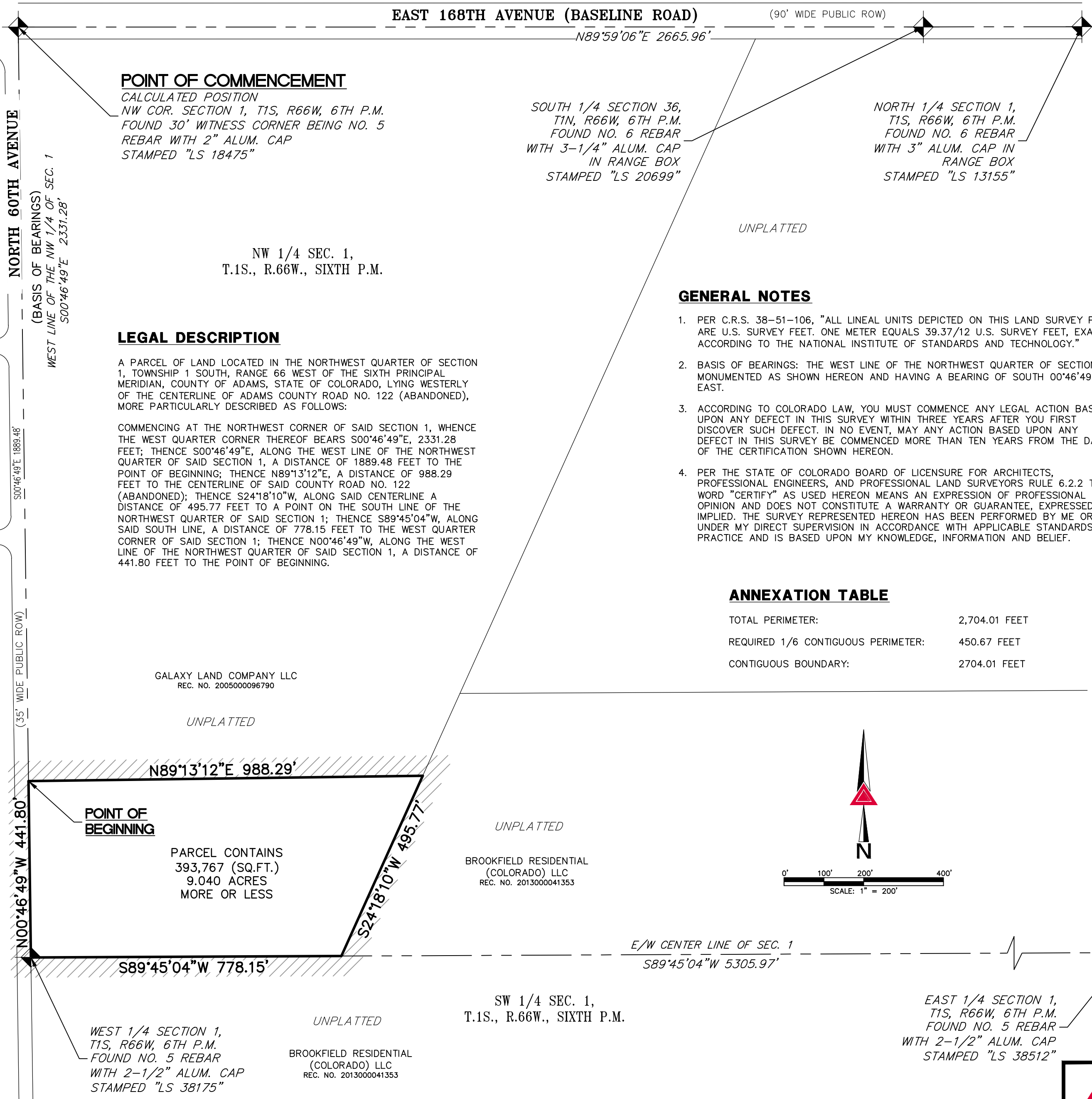


NEFF PROPERTY II ANNEXATION TO THE CITY OF BRIGHTON

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



POINT OF COMMENCEMENT

CALCULATED POSITION
NW COR. SECTION 1, T1S, R66W, 6TH P.M.
FOUND 30' WITNESS CORNER BEING NO. 5
REBAR WITH 2" ALUM. CAP
STAMPED "LS 18475"

SOUTH 1/4 SECTION 36,
T1N, R66W, 6TH P.M.
FOUND NO. 6 REBAR
WITH 3-1/4" ALUM. CAP
IN RANGE BOX
STAMPED "LS 20699"

NORTH 1/4 SECTION 1,
T1S, R66W, 6TH P.M.
FOUND NO. 6 REBAR
WITH 3" ALUM. CAP IN
RANGE BOX
STAMPED "LS 13155"

NW 1/4 SEC. 1,
T.1S., R.66W., SIXTH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1889.48 FEET TO THE POINT OF BEGINNING; THENCE N89°13'12"E, A DISTANCE OF 988.29 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 495.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S89°45'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 441.80 FEET TO THE POINT OF BEGINNING.

GALAXY LAND COMPANY LLC
REC. NO. 2005000096790

UNPLATTED

N89°13'12"E 988.29'

POINT OF BEGINNING

PARCEL CONTAINS
393,767 (SQ.FT.)
9.040 ACRES
MORE OR LESS

BROOKFIELD RESIDENTIAL
(COLORADO) LLC
REC. NO. 2013000041353

UNPLATTED

WEST 1/4 SECTION 1,
T1S, R66W, 6TH P.M.
FOUND NO. 5 REBAR
WITH 2-1/2" ALUM. CAP
STAMPED "LS 38175"

BROOKFIELD RESIDENTIAL
(COLORADO) LLC
REC. NO. 2013000041353

SW 1/4 SEC. 1,
T.1S., R.66W., SIXTH P.M.

E/W CENTER LINE OF SEC. 1
S89°45'04"W 5305.97'

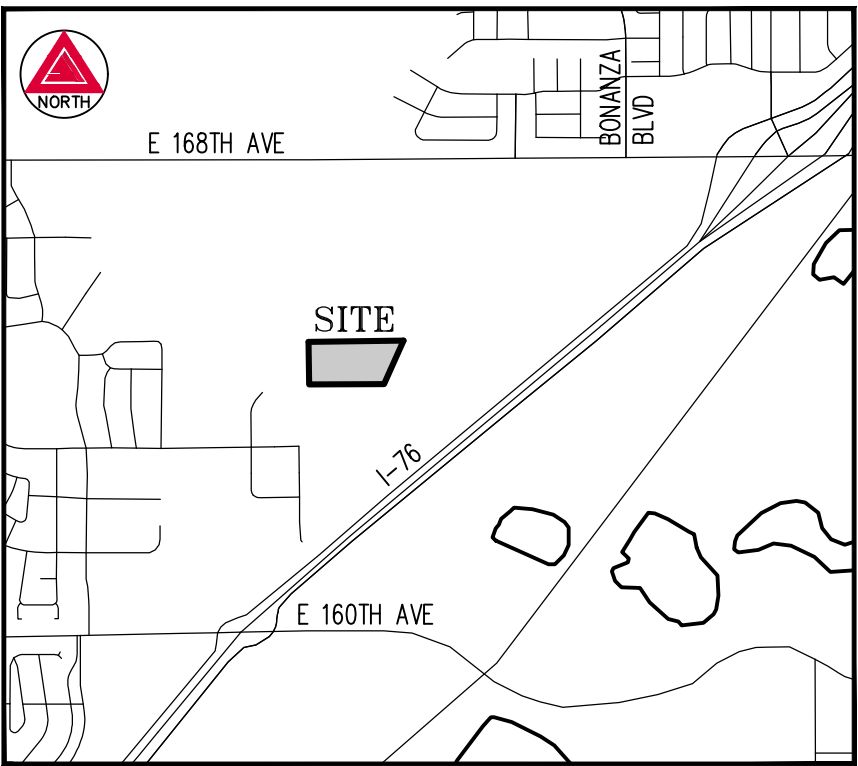
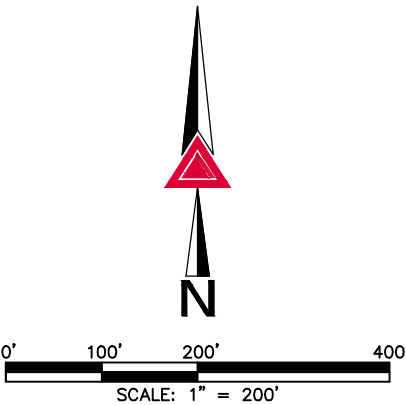
EAST 1/4 SECTION 1,
T1S, R66W, 6TH P.M.
FOUND NO. 5 REBAR
WITH 2-1/2" ALUM. CAP
STAMPED "LS 38512"

GENERAL NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF SOUTH 00°46'49" EAST.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ANNEXATION TABLE

TOTAL PERIMETER:	2,704.01 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	450.67 FEET
CONTIGUOUS BOUNDARY:	2704.01 FEET



VICINITY MAP

SCALE 1" = 2000'

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS
ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE
CITY OF BRIGHTON, COLORADO ON THIS ____ DAY
OF ____, 20__, A.D.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK AND RECORDER OF ADAMS COUNTY AT ____ M. ON THE ____
DAY OF ____, 20__.

RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

AZTEC
CONSULTANTS, INC.
AzTec Proj. No.: 54818-05

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	5/16/2018
SCALE:	1"=200'
SHEET	1 OF 1