DRC Accepted 08/28/2025

BRIGHTON CROSSING ANNEXATION

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

PURPOSE STATEMENT

THE PURPOSE OF THIS ANNEXATION MAP IS TO FURNISH GRAPHICAL AND NUMERICAL EVIDENCE SUPPORTING THE SUBJECT PROPERTY'S QUALIFICATION FOR ANNEXATION INTO THE CITY OF BRIGHTON.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "SOUTH 89°21'16" WEST, 1005.88 FEET" ALONG THE SOUTHERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 875.80 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;

THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 08°38'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;
3. SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

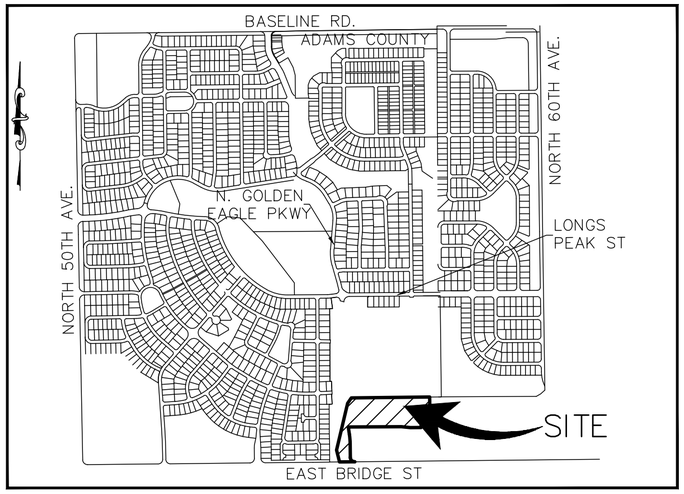
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'13" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH 13°33'59" WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 13°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°53'38" EAST, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET.
2. 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."
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS RECORDED IN THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE.
4. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. ONLY PLATTED EASEMENTS OR EASEMENTS KNOWN TO THE SURVEYOR OF RECORD WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON.

ANNEXATION TABLE

TOTAL PERIMETER:	3,468.01 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	578.00 FEET
CONTIGUOUS BOUNDARY:	1,623.13 FEET (46.80%)

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 _____, 2025, A.D.

_____
MAYOR

_____
CITY CLERK

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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.

COLORADO LICENSED ANTHONY K. PEALL 38636 08/12/2025 PROFESSIONAL LAND SURVEYOR

ANTHONY K. PEALL, PLS NO. 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, 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.

City of Brighton Development Review Committee

ACCEPTED

The plans initialed and dated below have been reviewed on behalf of the City for general conformance with the City of Brighton's standards and specifications manuals and other relevant documents. This acceptance shall not be deemed to release or waive the obligation of the applicant/developer, his/her engineer, or their contractor to comply with all pertinent ordinances, rules, requirements, and regulations relevant to this project, whether included in the scope of this review or not. Prior to construction, the contractor shall schedule and attend a pre-construction conference with the City. This review is only valid for one year from the date of the DRC approval letter.

Community Development Director: Shannon McDowell for Holly Prather 08/28/2025
Planning: Stephanie Irams 08/15/2025 Shannon McDowell 08/14/2025
Utilities: Anna Spaks 8/18/2025
Stormwater: Rachel Mertens 08/13/2025
Public Works: Noe Martinez on behalf of the CCB 08/19/2025
Fire District: Chris Swainson 08/18/2025
Parks: Kyle Sylvester 08/20/2025

SCALE	CKD	DWG	DATE
N/A	TP	TP	2024/10/31

DATE	BY	COMMENT
2/27/25	TP	ADDRESS CITY COMMENTS

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

ANNEXATION MAP
SE 1/4 SEC. 2, T.1S., R.66W., 6TH P.M.
ADAMS COUNTY, COLORADO

PREPARED FOR
BROOKFIELD RESIDENTIAL
6465 GREENWOOD PLAZA BLVD STE 700, CENTENNIAL, CO 80111

SHEET ONE OF 2 SHEETS

JOB NO. 69718-12

DRC Accepted
08/28/2025

BRIGHTON CROSSING ANNEXATION

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

POINT OF COMMENCEMENT
NW CORNER OF SECTION 2, T1S, R66W, 6TH P.M. 2"

N LINE NW 1/4 SEC. 2 (BASIS OF BEARINGS)

N 1/4 COR. SEC. 2, T1S, R66W, 6TH P.M.

POINT OF BEGINNING

REC. NO. C0902984

S37°21'27"E 5207.04' (TIE)

ROYAL PINE STREET (52' WIDE PUBLIC ROW) REC. NO. 2018000039340

PLATTE RIVER COURT

COLORADO RIVER AVENUE

LOT 1, BLOCK 10 BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340

LOT 1, BLOCK 13 BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340

LOT 1, BLOCK 15 BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340 ASSESSED OWNER: BROOKFIELD RESIDENTIAL (COLORADO) LLC

LOT 1, BLOCK 9 BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340

TRACT T BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340 ASSESSED OWNER: BRIGHTON CROSSING AUTHORITY

TRACT A BRIGHTON EAST FARMS FILING NO. 3, AMENDMENT NO. 1 REC. NO. 2018000054289

TRACT Y BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340

N89°21'16"E 875.80'

N34°53'38"E 73.28'

SOUTHERLY BOUNDARY, TRACT Y, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT

ACCESS & UTILITY EASEMENT REC. NO. 2024000049489

90' DITCH EASEMENT REC NO. 2018000082046

S00°38'31"E 105.05'

S89°42'44"W 97.56'

S00°17'16"E 235.05'

TRACT U BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT REC. NO. 2018000039340

(52' WIDE PUBLIC ROW) REC. NO. 2018000039340

DRAINAGE & UTILITY EASEMENT REC. NO. 2024000049490

16' UTILITY EASEMENT REC. NO. C1194142

ANNEXATION BOUNDARY
335,949 SF
7.712 AC

UNPLATTED
REC. NO. 2024000028506
ASSESSED OWNER: BROOKFIELD RESIDENTIAL (COLORADO), LLC

UNPLATTED
ASSESSED OWNER: UNITED WATER & SANITATION DISTRICT

EASEMENT DEED UNITED WATER TO ARAPAHOE COUNTY WATER REC NO. 2010000001546

BLOCK 16 BRIGHTON CROSSING FILING NO. 1 REC. NO. C0902984 FILE 18 MAP NO. 600

N13°16'10"E 536.74'

S89°42'44"W 594.30'

N84°34'38"W 100.50'

S89°42'44"W 121.00'

S08°38'42"E 86.22'

SE 1/4 SEC. 2, T.1S., R.66W., SIXTH P.M.

NORTH GOLDEN EAGLE PARKWAY (70' WIDE PUBLIC ROW) REC. NO. C1194143

Δ=7°54'28" R=735.00' L=101.44'

S00°38'43"E 153.56'

Δ=90°00'03" R=50.00' L=78.54'

UNPLATTED REC. NO. 2024000028506 ASSESSED OWNER: BROOKFIELD RESIDENTIAL (COLORADO), LLC

UNPLATTED ASSESSED OWNER: UNITED WATER & SANITATION DISTRICT

CDOT I-76 & SH 7 ROW

TRACT Z BRIGHTON CROSSING FILING NO. 2 REC. NO. C1074039

TRACT E

DITCH EASEMENT REC NO. 2018000082046

S89°21'13"W 171.65'

N13°33'59"W 137.31'

EAST BRIDGE STREET

0' 40' 80' 160'
SCALE: 1" = 80'

N

LEGEND

- ANNEXATION BOUNDARY
- DENOTES PRESENT CITY OF BRIGHTON LIMITS
- DENOTES CHANGE IN COURSE

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR TIMOTHY J. PORTILLO 38636 08/12/2025

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SCALE	DWG	DATE
1" = 80'	TP	2024/10/31

CKD: TP

DATE	BY	COMMENT
2/27/25	TP	ADDRESS CITY COMMENTS

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ANNEXATION MAP
SE 1/4 SEC. 2, T.1S., R.66W., 6TH P.M.
ADAMS COUNTY, COLORADO

PREPARED FOR
BROOKFIELD RESIDENTIAL
6465 GREENWOOD PLAZA BLVD STE 700, CENTENNIAL, CO 80111

SHEET TWO OF 2 SHEETS

JOB NO. 69718-12