

ANNEXATION MAP

TO THE CITY OF BRIGHTON, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION

THREE PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, 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:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 20 BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP STAMPED "AMERICAN WEST 2017 LS 39046" AND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 BY A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2017 PLS 36073". SAID NORTH LINE BEARS N89°25'13"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1

THE EAST 1/2 NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 20, EXCEPT A 30 FOOT WIDE STRIP ON THE EAST SIDE, AND EXCEPT A 40 FOOT BY 200 FOOT STRIP AT THE SOUTHEAST CORNER OF THE LAND, AND EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE 90 DEGREES 00 MINUTES 00 SECONDS EAST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1301.88 FEET TO A POINT LYING 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID EAST 1/2 NORTHWEST 1/4 NORTHWEST 1/4, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID EAST 1/2 NORTHWEST 1/4 NORTHWEST 1/4, A DISTANCE OF 541.68 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 417.50 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 542.68 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 417.50 FEET TO THE **TRUE POINT OF BEGINNING**, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 13.86 ACRES (603,742 SQ. FT.)

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG SAID NORTH LINE N89°25'13"E A DISTANCE OF 665.56 FEET TO THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID NORTH LINE N00°21'04"E A DISTANCE OF 40.00 FEET;

THENCE N89°25'13"E A DISTANCE OF 666.25 FEET;

THENCE S00°02'57"E A DISTANCE OF 80.00 FEET;

THENCE S89°25'13"W A DISTANCE OF 447.36 FEET;

THENCE N00°11'37"W A DISTANCE OF 40.00 FEET TO SAID NORTH LINE;

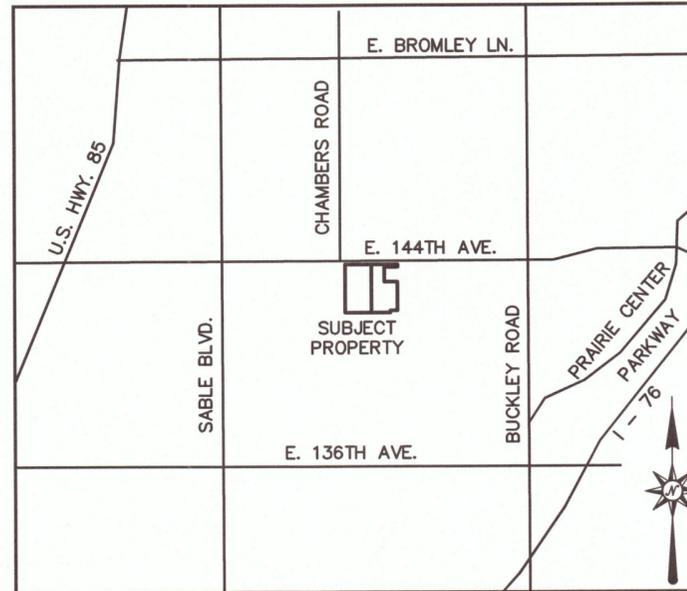
THENCE ALONG SAID NORTH LINE S89°25'13"W A DISTANCE OF 218.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.02 ACRES (44,536 SQ. FT.), MORE OR LESS.

PARCEL 3:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT ANY PORTION THEREOF LYING WITHIN STREET RIGHTS-OF-WAY, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 20.09 ACRES (875,001 SQUARE FEET), MORE OR LESS.



VICINITY MAP
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NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AS MONUMENTED AND AS SHOWN HEREON. SAID LINE IS ASSUMED TO BEAR NORTH 89°25'13" EAST.
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 INTO THE CITY OF BRIGHTON.
3. THE DESCRIBED PARCEL OF LAND IS CONTIGUOUS TO THE CITY OF BRIGHTON AS SHOWN HEREON AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

OWNER SIGNATURE:

VINTAGE HOMES, LLC

BY: MICHAEL A. RICHARDSON
AS: MANAGER

OWNER SIGNATURE:

BRIGHTON LAKES LLC

BY: MICHAEL A. RICHARDSON
AS: MANAGER

SURVEYOR'S CERTIFICATE:

I, SHAWN D. CLARKE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IT IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

TOTAL PERIMETER OF AREA TO BE ANNEXED: 6,117.04'
ONE-SIXTH OF TOTAL PERIMETER: 1029.07'
PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS: 3,317.02'
TOTAL CONTIGUOUS PERIMETER IS 54.2%, WHICH EXCEEDS THE 1/6TH REQUIREMENT.



SHAWN D. CLARKE
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR, PLS 38061
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY COUNCIL APPROVAL:

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

ATTEST:

CITY CLERK

MAYOR

CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT _____, M. ON THE _____ DAY OF _____, A.D., 20____.

BY: DEPUTY _____

COUNTY CLERK AND RECORDER

INSTRUMENT NO.: _____

ANNEXATION FOR VINTAGE HOMES, LLC AND BRIGHTON LAKES LLC

<p>ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</p>	REVISIONS COMMENTS 08/22/18	SHEET 1 OF 2
	File No. ANNSTARGASK Date Drawn 08/13/18 Drawn By TWK Checked By SDG Job No. 17002430	

ANNEXATION MAP

TO THE CITY OF BRIGHTON, COLORADO
(FOR ANNEXATION PURPOSES ONLY)

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



(IN FEET)
1 inch = 100 ft.

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

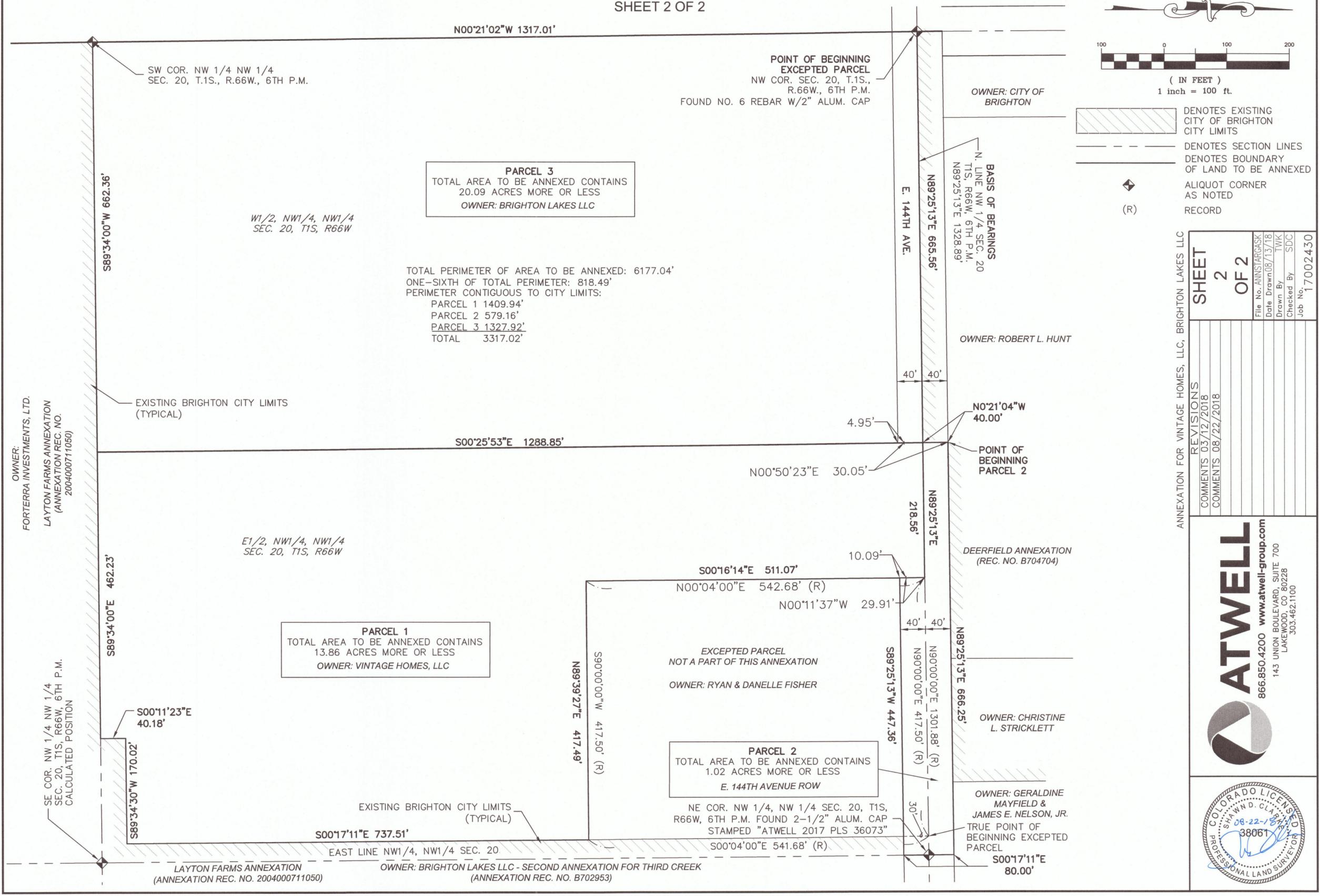
PARCEL 3
TOTAL AREA TO BE ANNEXED CONTAINS
20.09 ACRES MORE OR LESS
OWNER: BRIGHTON LAKES LLC

TOTAL PERIMETER OF AREA TO BE ANNEXED: 6177.04'
ONE-SIXTH OF TOTAL PERIMETER: 818.49'
PERIMETER CONTIGUOUS TO CITY LIMITS:
PARCEL 1 1409.94'
PARCEL 2 579.16'
PARCEL 3 1327.92'
TOTAL 3317.02'

PARCEL 1
TOTAL AREA TO BE ANNEXED CONTAINS
13.86 ACRES MORE OR LESS
OWNER: VINTAGE HOMES, LLC

PARCEL 2
TOTAL AREA TO BE ANNEXED CONTAINS
1.02 ACRES MORE OR LESS
E. 144TH AVENUE ROW

EXCEPTED PARCEL
NOT A PART OF THIS ANNEXATION
OWNER: RYAN & DANIELLE FISHER



ANNEXATION FOR VINTAGE HOMES, LLC, BRIGHTON LAKES LLC
REVISIONS
COMMENTS 03/12/2018
COMMENTS 08/22/2018
FILE NO. ANNS17ARGASK
DATE DRAWN 08/13/18
DRAWN BY TWK
CHECKED BY SDC
JOB NO. 17002430

OWNER: FORTERRA INVESTMENTS, LTD.
LAYTON FARMS ANNEXATION
(ANNEXATION REC. NO. 2004000711050)
OWNER: VINTAGE HOMES, LLC
DEERFIELD ANNEXATION
(REC. NO. B704704)
OWNER: CHRISTINE L. STRICKLETT
OWNER: GERALDINE MAYFIELD & JAMES E. NELSON, JR.
TRUE POINT OF BEGINNING EXCEPTED PARCEL
OWNER: BRIGHTON LAKES LLC - SECOND ANNEXATION FOR THIRD CREEK
(ANNEXATION REC. NO. B702953)

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



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