

PETERS ANNEXATION TO THE CITY OF BRIGHTON

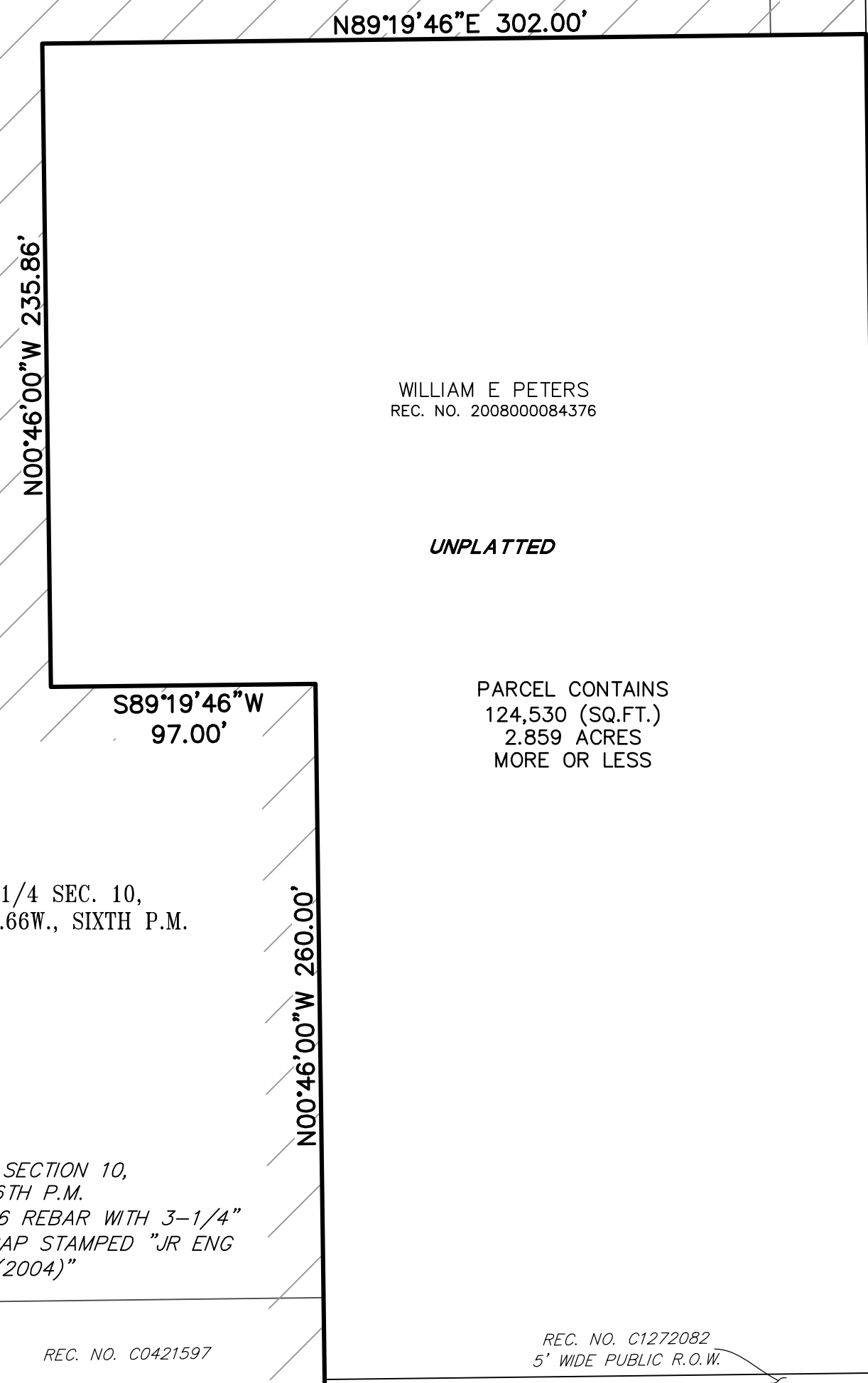
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LOT 1
K MART DISTRIBUTION
CENTER SUBDIVISION
FILING NO. 1
REC. NO. C0421597

C 1/4 CORNER SECTION 10,
T1S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
STAMPED "ASPEN SURVEYING
LS 24968 (2004)"

SOUTH 45TH AVE.
(35' WIDE PUBLIC ROW)
REC. NO. C0421597

PARCEL 1
SHINK PROPERTY
EXEMPTION PLAT
REC. NO. 2008000074117



WILLIAM E PETERS
REC. NO. 2008000084376

UNPLATTED

PARCEL CONTAINS
124,530 (SQ.FT.)
2.859 ACRES
MORE OR LESS

SW 1/4 SEC. 10,
T.1S., R.66W., SIXTH P.M.

SW CORNER SECTION 10,
T1S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED "JR ENG
PLS 30109 (2004)"

REC. NO. C0421597

EAST BROMLEY LANE
(PUBLIC ROW—WIDTH VARIES)
ADAMS COUNTY ROAD
PETITION NO. 92

REC. NO. C1272082
5' WIDE PUBLIC R.O.W.

POINT OF
BEGINNING

POINT OF COMMENCEMENT

S 1/4 CORNER SECTION 10, T1S, R66W, 6TH P.M.
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "ADG ENGINEERING PLS 23516 (1997)"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, 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 SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°46'00" WEST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°46'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°19'46" WEST, A DISTANCE OF 205.00 FEET;

THENCE NORTH 00°46'00" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 89°19'46" WEST, A DISTANCE OF 97.00 FEET;

THENCE NORTH 00°46'00" WEST, A DISTANCE OF 235.86 FEET;

THENCE NORTH 89°19'46" EAST, A DISTANCE OF 302.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 00°46'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 495.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.859 ACRES, (124,530 SQUARE FEET), MORE OR LESS.

ANNEXATION TABLE

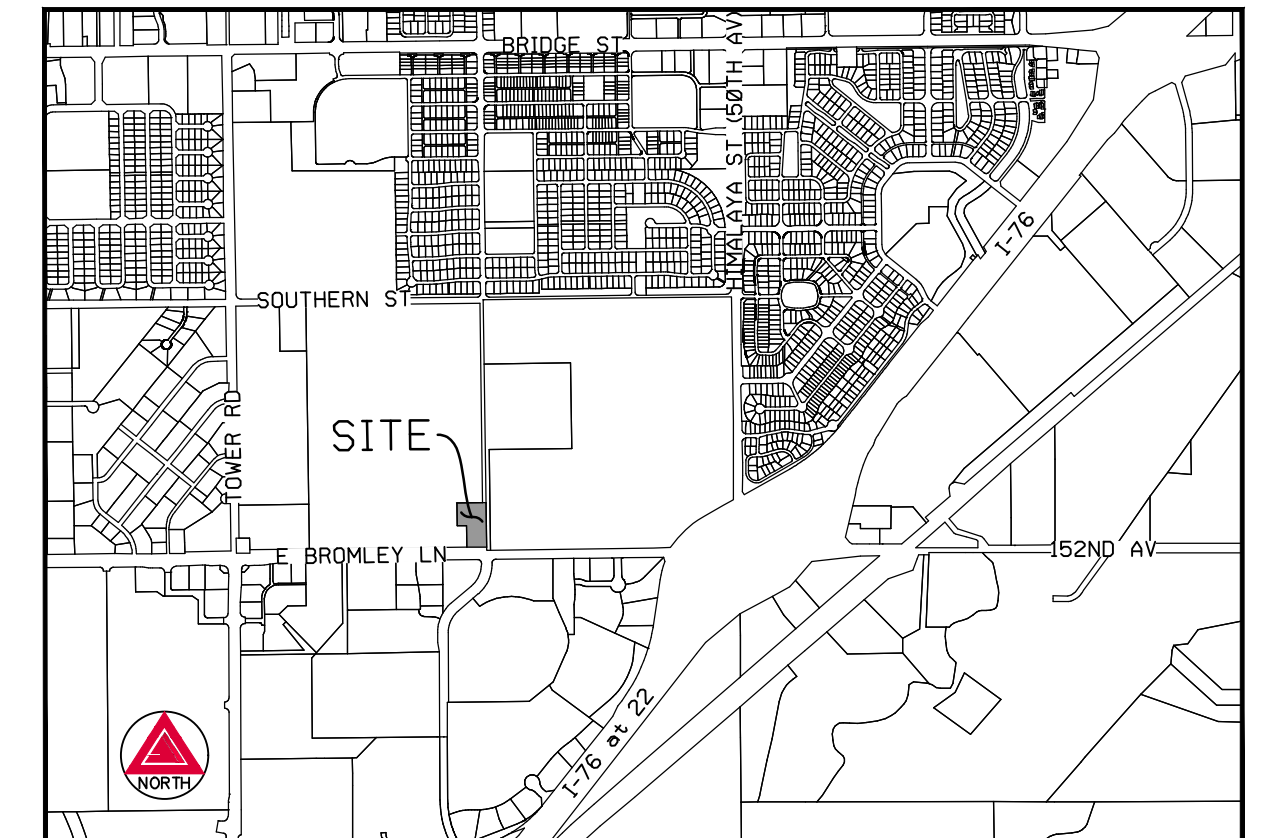
TOTAL PERIMETER:	1,595.72 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	265.95 FEET
CONTIGUOUS BOUNDARY:	1,595.72 FEET (100%)

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."
- 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 WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°46'00" WEST, A DISTANCE OF 2,638.77 FEET.
- 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 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.
- THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

LEGEND

	ANNEXATION BOUNDARY
	SECTION LINE
	DENOTES PRESENT CITY OF BRIGHTON LIMITS



VICINITY MAP

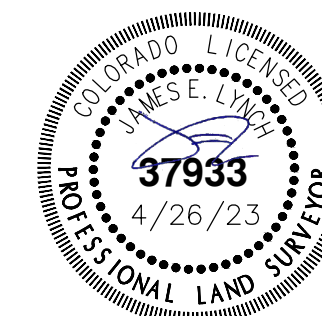
SCALE 1" = 2000'

PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THE ANNEXATION MAP IS TO ANNEX THE PROPERTY INTO THE CITY OF BRIGHTON.

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.

AZTEC
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AzTec Proj. No.: 130722-05

DATE OF PREPARATION:	10/31/2022
SCALE:	1"=50'
SHEET 1 OF 1	