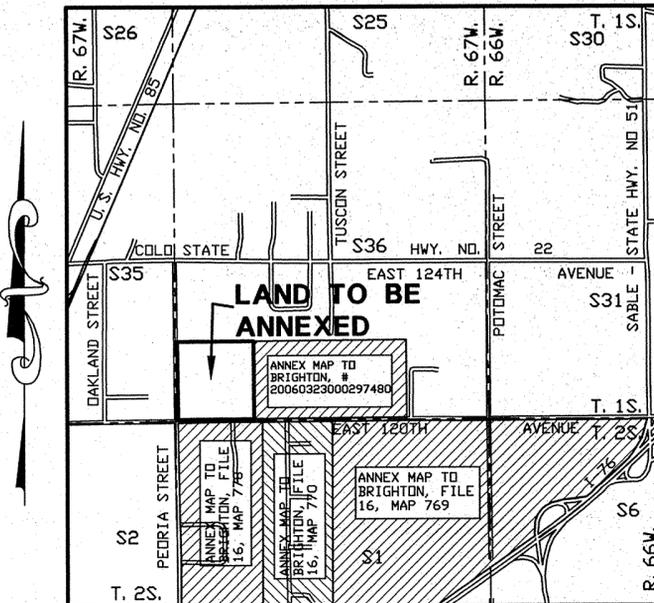


# ORCHARD CHURCH - ANNEXATION MAP TO THE CITY OF BRIGHTON, COLORADO

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE  
67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 1 OF 2

## VICINITY MAP

SCALE: 1"=2000'



**LEGAL DESCRIPTION OF LAND TO BE ANNEXED:**

THAT PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER; THENCE N00°41'12"W ALONG THE WEST LINE OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 65.00 FEET; THENCE N89°48'22"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE CITY OF BRIGHTON, COLORADO IN RECEPTION NO. 2009000044646, ADAMS COUNTY RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE N00°41'12"W PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1268.89 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE N89°55'13"E ALONG SAID NORTH LINE, A DISTANCE OF 1310.33 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. C1233937, ADAMS COUNTY RECORDS, SAID CORNER ALSO BEING ON THE PRESENT CITY OF BRIGHTON CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP TO THE CITY OF BRIGHTON RECORDED IN RECEPTION NO. 20060323000297480, ADAMS COUNTY RECORDS; THENCE S00°36'04"E ALONG THE WEST LINE AS DESCRIBED IN SAID RECEPTION NO. C1233937, AND ALONG SAID PRESENT CITY OF BRIGHTON CITY LIMITS LINE, A DISTANCE OF 1266.26 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2009000044646, ADAMS COUNTY RECORDS; THENCE S89°48'22"W DEPARTING FROM SAID CITY OF BRIGHTON CITY LIMITS LINE, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1308.41 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINS 38.101 ACRES MORE OR LESS.

**BASIS FOR BEARINGS:**

THE SOUTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS STATE OF COLORADO, IS ASSUMED TO BEAR S89°48'22"W. MONUMENTS ARE AS SHOWN HEREON.

**NOTICE IS HEREBY GIVEN:**

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND, OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

FOR THE BOUNDARY OF THIS ANNEXATION MAP, R.W. BAYER & ASSOCIATES, INC. RELIED UPON THE ALTA/ACSM LAND TITLE SURVEY PERFORMED BY R.W. BAYER & ASSOCIATES, INC. DATED OCTOBER 03, 2104, AND THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5513-2320507, DATED SEPTEMBER 10, 2014.

**CERTIFICATE OF SURVEY:**

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND ANNEXATION MAP SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION AND ACCURATELY SHOWN ON THIS MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT MORE THAN ONE/SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF THE LAND TO BE ANNEXED IS CONTIGUOUS TO THE PRESENT CITY OF BRIGHTON CITY LIMITS LINE.

*Raymond W. Bayer*  
RAYMOND W. BAYER, REG. P.L.S. NO 6973

DATE: March 21, 2015



**CITY COUNCIL APPROVAL:**

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

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF THE CLERK AND RECORDER:**

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ : \_\_\_\_\_ .M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: \_\_\_\_\_

Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
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THORNTON, COLORADO 80233-4316 (303)  
452-4433 FAX: (303) 452-4515  
CAD FILE: 015021/015021.DWG

Date Prepared: FEBRUARY 18, 2015  
REVISED 03-19-2015 PER CITY