RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION, AND SETTING A PUBLIC HEARING FOR MARCH 3, 2026, TO DETERMINE IF THE APPROXIMATELY 88.303 ACRE PARCEL, TO BE KNOWN AS THE GREIN PROPERTY ANNEXATION NO. 2, COMPLIES WITH STATUTORY REQUIREMENTS FOR SUCH ANNEXATION

WHEREAS, pursuant to the laws of the State of Colorado, a Petition for Annexation to the City of Brighton (the "Petition"), was presented to the City of Brighton; and

WHEREAS, the Petition requests the annexation of approximately 88.303 acres of contiguous unincorporated territory, situated, lying, and being in the County of Adams, State of Colorado, as more particularly described in EXHIBIT A, attached and shown in EXHIBIT B, attached, hereto (the "Property"), into the City of Brighton; and

WHEREAS, Ivan E. Grein Living Trust and CC Realty, LLC (the "Applicants"), submitted the Petition, attached hereto as EXHIBIT C; and

WHEREAS, the City Council has reviewed the Petition and has determined that the Petition is in substantial compliance with the applicable laws of the State of Colorado and with the City of Brighton's requirements for a Petition; and

WHEREAS, the City Council desires to adopt, by resolution, its findings with regard to such Petition and to set a public hearing regarding such petition.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Brighton, Colorado, as follows:

Section 1. The City Council hereby finds that the Petition, attached hereto and incorporated herein by reference as EXHIBIT C, substantially complies with the applicable requirements of C.R.S. § 31-12-107.

Section 2. The City Council of the City of Brighton, Colorado will hold a public hearing for the purpose of determining if the proposed annexation complies with *Colorado Revised Statutes*, Sections 31-12-104 and 31-12-105, as amended, at the following time, date, and place:

Tuesday, March 3, 2026, 6:00 p.m.
City Council Chambers
500 South 4th Avenue
Brighton, Colorado 80601

Any person may appear at such hearing and present evidence relative to the proposed annexation.

Section 3. Upon completion of the hearing, the City Council of the City of Brighton, Colorado shall set forth, by resolution, its findings of fact and its conclusion based thereon with reference to the eligibility of the proposed annexation, whether the statutory requirements of the proposed annexation have been met, and whether an election for the annexation is required.

Section 4. This Resolution is effective as of the date of its adoption.

RESOLVED this 20th day of January 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89*26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89*26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION – SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00*33'43" EAST, A DISTANCE OF 1,350.00 FEET;
2. NORTH 89*26'43" EAST, A DISTANCE OF 654.00 FEET;
3. NORTH 89*17'32" EAST, A DISTANCE OF 493.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO.2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471 BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46*05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08*15'41"
2. TANGENT WITH SAID CURVE, SOUTH 52*10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29*35'52", AN ARC LENGTH OF 108.48 FEET;

4. TANGENT WITH SAID CURVE, SOUTH 22*24'27" WEST, A DISTANCE OF 66.84 FEET;
5. SOUTH 24*32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17*29'13", AN ARC LENGTH OF 29.42 FEET;
7. TANGENT WITH SAID CURVE, SOUTH 42*31'18" WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11*40'21", AN ARC LENGTH OF 39.73 FEET;
9. TANGENT WITH SAID CURVE, SOUTH 30*50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24*44'13", AN ARC LENGTH OF 49.65 FEET;
11. TANGENT WITH SAID CURVE, SOUTH 06*06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 06*15'40" WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39*53'35", AN ARC LENGTH OF 48.45 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 46*09'10" WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43*50'47" EAST;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29*42'06", AN ARC LENGTH OF 59.26 FEET;
5. NON-TANGENT TO SAID CURVE SOUTH 16*27'10" WEST, A DISTANCE OF 93.65 FEET;
6. SOUTH 17*04'40" WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 26*08'00", AN ARC LENGTH OF 79.29 FEET;

8. TANGENT WITH SAID CURVE, SOUTH 09*02'20" EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 89*21'25" WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER C02181940, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 29*23'17" WEST, A DISTANCE OF 125.49 FEET;
2. NORTH 16*00'27" WEST, A DISTANCE OF 133.06 FEET;
3. NORTH 07*22'17" WEST, A DISTANCE OF 146.56 FEET;
4. NORTH 16*31'47" WEST, A DISTANCE OF 189.90 FEET;
5. NORTH 08*39'33" EAST, A DISTANCE OF 95.07 FEET;
6. NORTH 27*32'53" EAST, A DISTANCE OF 270.07 FEET;
7. NORTH 45*51'26" WEST, A DISTANCE OF 191.14 FEET;
8. NORTH 10*47'26" WEST, A DISTANCE OF 122.60 FEET;
9. NORTH 19*4'53" EAST, A DISTANCE OF 127.99 FEET;
10. NORTH 05*24'57" EAST, A DISTANCE OF 599.33 FEET;
11. NORTH 05*05'26" WEST, A DISTANCE OF 218.52 FEET;
12. NORTH 36*13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT OF THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES:

1. NORTH 44*58;48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, A RADIUS POINT OF SAID CURVE BEARS NORTH 56*21'49" EAST;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63*22'37", AN ARC LENGTH OF 132.15 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 26*31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES (3,846,481 SQUARE FEET), MORE OR LESS.

EXHIBIT B

ANNEXATION MAP

[ATTACHED AS A SEPARATE DOCUMENT]

GREIN PROPERTY ANNEXATION NO. 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION – SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

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1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;

2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;

3) NORTH 69°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;

2) TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;

3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'52", AN ARC LENGTH OF 108.48 FEET;

4) TANGENT WITH SAID CURVE, SOUTH 22°34'27" WEST, A DISTANCE OF 66.84 FEET;

5) SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;

6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'13", AN ARC LENGTH OF 79.42 FEET;

7) TANGENT WITH SAID CURVE, SOUTH 42°31'18" WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;

8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'21", AN ARC LENGTH OF 39.73 FEET;

9) TANGENT WITH SAID CURVE, SOUTH 30°50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;

10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'13", AN ARC LENGTH OF 49.65 FEET;

11) TANGENT WITH SAID CURVE, SOUTH 06°06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

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THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B4970216, CHRISTINE PLACE SUBDIVISION AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017000047035, OVERLAND HILLS AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0015528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1) NORTH 29°23'17" WEST, A DISTANCE OF 125.49 FEET;

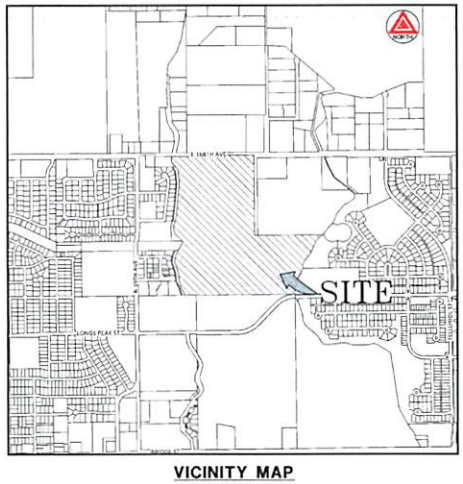
2) NORTH 16°00'27" WEST, A DISTANCE OF 133.06 FEET;

3) NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;

4) NORTH 16°31'37" WEST, A DISTANCE OF 189.90 FEET;

5) NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;

6) NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;



VICINITY MAP
SCALE 1" = 1000'

ANNEXATION DESCRIPTION CONTINUED

7) NORTH 45°51'26" WEST, A DISTANCE OF 191.14 FEET;

8) NORTH 10°47'26" WEST, A DISTANCE OF 122.60 FEET;

9) NORTH 19°47'53" EAST, A DISTANCE OF 127.99 FEET;

10) NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;

11) NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;

12) NORTH 35°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1) NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;

3) NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

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 NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°26'43" EAST, A DISTANCE OF 2634.32 FEET.

GENERAL NOTES

1. 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."
2. 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.
3. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC..

ANNEXATION TABLE

TOTAL PERIMETER:	17,484.28 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	2,914.05 FEET
CONTIGUOUS PERIMETER:	4,806.76 FEET

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
38636
11/05/2025

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
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 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.

DATE	BY	COMMENT
4/11/24	TP	ADDRESS COMMENTS

SCALE N.T.S.
DR RDS
CHK TP
DATE 12/21/2023

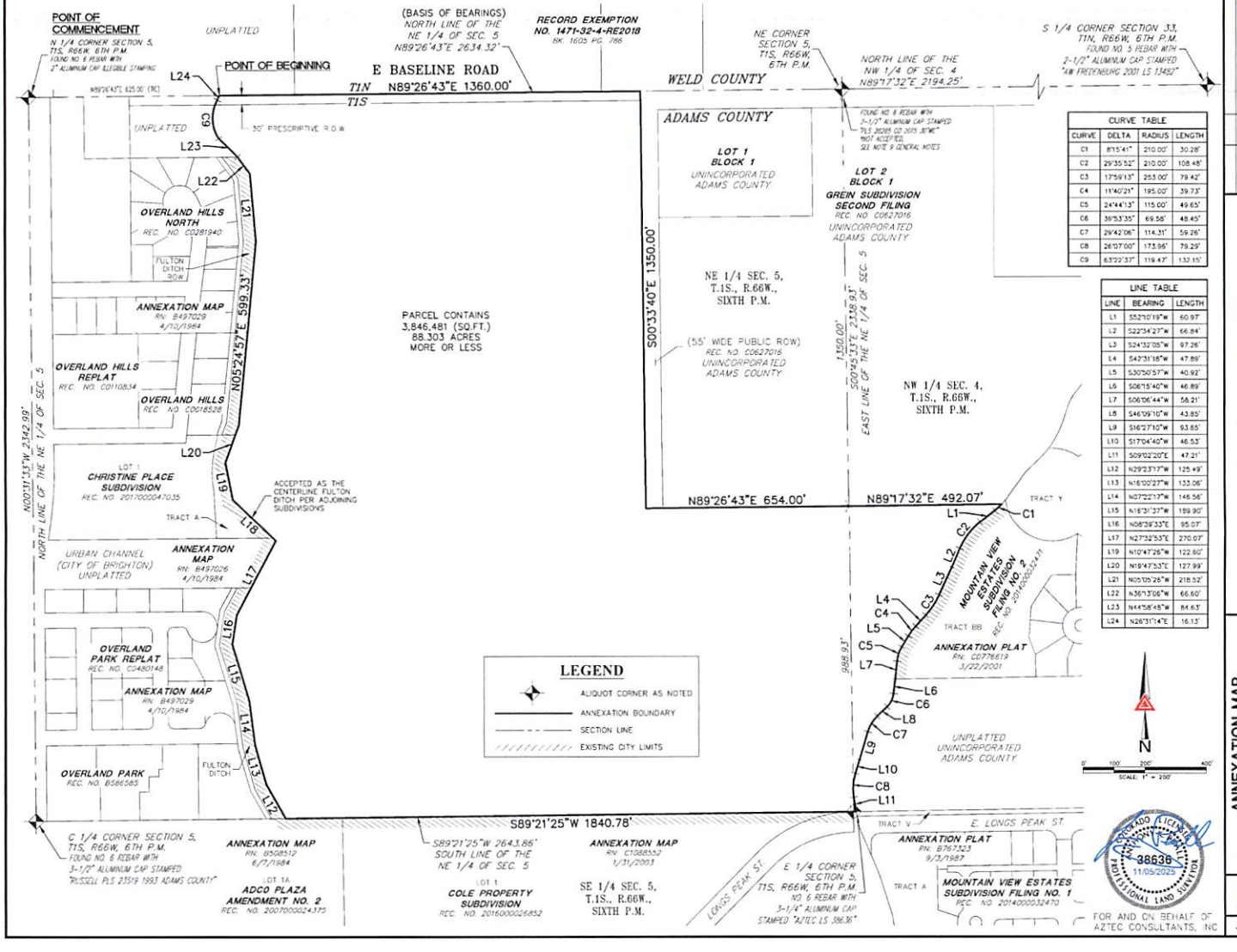
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET ONE
OF 2 SHEETS
JOB NO. 54823-19

GREIN PROPERTY ANNEXATION NO. 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°15'41"	210.00'	30.28'
C2	29°35'52"	210.00'	108.48'
C3	17°59'13"	253.00'	79.42'
C4	11°40'21"	195.00'	39.73'
C5	24°44'13"	115.00'	49.65'
C6	39°53'35"	69.58'	48.45'
C7	29°42'06"	114.31'	59.26'
C8	26°07'00"	173.96'	79.29'
C9	63°22'37"	119.47'	132.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°10'19"W	60.97'
L2	S22°34'27"W	66.84'
L3	S24°32'05"W	97.26'
L4	S42°31'18"W	47.89'
L5	S30°50'57"W	40.92'
L6	S06°15'40"W	46.89'
L7	S06°06'44"W	58.21'
L8	S46°09'10"W	43.85'
L9	S16°27'10"W	93.65'
L10	S17°04'40"W	46.53'
L11	S09°02'20"E	47.21'
L12	N29°23'17"W	125.49'
L13	N16°00'27"W	133.06'
L14	N07°22'17"W	146.56'
L15	N16°31'37"W	189.90'
L16	N08°39'33"E	95.07'
L17	N27°32'53"E	270.07'
L19	N10°47'26"W	122.80'
L20	N18°47'53"E	127.99'
L21	N05°05'26"W	218.52'
L22	N36°13'06"W	66.60'
L23	N44°58'48"W	84.63'
L24	N26°31'14"E	16.13'

4/1/24	TP	ADDRESS COMMENTS	
DATE	BY	COMMENT	

SCALE 1"=200'
BY RDS
CHK TP
DATE 12/21/2023

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
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET TWO
OF 2 SHEETS
JOB NO. 54823-19

EXHIBIT C

ANNEXATION PETITION

[ATTACHED AS A SEPARATE DOCUMENT]

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF ADAMS/~~WELD~~, STATE OF COLORADO, TO THE CITY OF BRIGHTON, STATE OF COLORADO (100% OF LANDOWNERS)

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO:

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Brighton for annexation to the City of Brighton of the following described land located in the County of (strike non-applicable county) Adams/~~Weld~~, State of Colorado, and further state:

1. The legal description of the land which the landowner(s) request to be annexed to the City of Brighton is attached hereto as **EXHIBIT "A"**, hereinafter referred to at the "Property"

2. It is desirable and necessary that the Property be annexed to the City of Brighton, Colorado;

3. The following requirements of C.R.S. Section 31-12-104 exists or have been met:

   A. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the City of Brighton, Colorado;

   B. A community of interest exists between the Property and the City of Brighton, Colorado. The Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the City of Brighton, Colorado;

4. The signers of the Petition comprise the landowners of one hundred percent (100%) of the Property (exclusive of streets and alleys) and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;

5. None of the limitations provided in C.R.S. Section 31-12-105 are applicable and the requirements of that statute have been met because of the following:

   A. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership without the written consent of the landowners thereof;

   B. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of

real estate comprising 20 acres or more and having a valuation for assessment in excess of $200,000 for ad valorem tax purposes has been included in the area of the Property to be annexed without the written consent of the landowners thereof;

C. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality;

D. The entire width of all streets and alleys to be included within the Property are included;

E. The annexation of the Property will not result in the detachment of area from any school district or the attachment of same to another school district;

F. Annexation by the City of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the City.

6. The annexation of the Property will not have the effect of extending a boundary of the City more than three miles in any direction from any point of the municipal boundary in the past twelve (12) months.

7. The area proposed to be annexed is comprised of (check one):

_X_ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF (ADAMS)/WELD (circle appropriate jurisdiction) COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S,. AS AMENDED. (Copy of resolution approving such waiver is provided.)

_____ MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

_____ TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

8. The Property is located within special districts as indicated on **EXHIBIT "B"**, attached hereto, and within the County of (check one):

X___ Adams

_____ Weld

and no others;

9. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this Petition;

10. Accompanying this Petition are (4) four copies of the annexation boundary map in the form required by C.R.S. Section 31-12-102(1)(d) and attached hereto as **EXHIBIT "C"**, containing the following information:

A. A written legal description of the boundaries of the Property;
B. A map showing the boundary of the Property, such map prepared and containing the seal of a registered engineer or land surveyor;
C. Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
D. Next to the boundary of the Property is drawn the contiguous boundary of the City of Brighton and the contiguous boundary of any other municipality abutting the area proposed to be annexed; and
E. The dimensions of the contiguous boundaries are shown on the map.

11. The Property is not presently a part of any incorporated city, city and county or town;

12. The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the City, appear on the annexation map:

A. All water rights associated with the Property shall be transferred to the City, pursuant to City ordinances;
B. The undersigned and the City may enter into an Annexation Agreement prior to the effective date of this annexation, as provided for in Chapter 31-12-112(2), *Colorado Revised Statutes, as amended.*

13. Petitioner represents that: (Check one)

_X_ No part of the property to be annexed is included within any site-specific development plan approved by Adams/Weld County, Colorado.

_____ A site-specific development plan has been approved by Adams/Weld County, Colorado, which has created a vested right.

EXECUTED this _____ day of _____, 20___.

[SIGNATURE PAGES FOLLOW THIS PAGE]

PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado.

Page _____ of _____

Name of Owner (print):	
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)

AFFIDAVIT OF SIGNATURE AUTHENTICITY

This petition has been circulated by the undersigned (the circulator) who attest that each signature thereon is that of the person whose name it purports to be. (Each circulator shall sign below in front of the same notary, or attach a separate Affidavit for each circulator). If no circulator is used the property owner shall sign below in the presence of a notary.

Page _____ of _____

Signature Initials

Print Name Title

Signature Initials

Print Name Title

Signature Initials

Print Name Title

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____.

WITNESS my hand and official seal.

Notary Public
My commission expires:

_____

Exhibit A to Petition of Annexation

Grein Property, 16300 E. 168th Avenue, Brighton, Colorado 80601

Legal Description

PARCEL 1:

THAT PART OF THE NE1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION WITH THE CENTER LINE OF THE FULTON DITCH, SAID POINT BEING 625 FEET EAST OF THE NW CORNER OF SAID NE1/4 OF SAID SECTION;
THENCE EAST ALONG SAID SECTION AND TOWNSHIP LINE 711 FEET TO THE CENTER OF THE FULTON HIGH LINE DITCH;
THENCE SOUTHERLY ALONG THE CENTER LINE OF FULTON HIGH LINE DITCH TO THE SOUTH LINE OF SAID NE1/4 AND TO A POINT 1155 FEET EAST OF THE SW CORNER OF SAID NE1/4;
THENCE WEST ALONG THE SOUTH LINE OF SAID NE1/4 355 FEET TO THE CENTER LINE OF THE FULTON DITCH;
THENCE NORTHERLY ALONG THE CENTER LINE OF THE FULTON DITCH TO THE PLACE OF BEGINNING;
EXCEPT THAT PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 17, 1953 IN BOOK 478 AT PAGE 129, AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED JULY 18, 1967 IN BOOK 1375 AT PAGE 346.

AS AMENDED BY BOUNDARY AGREEMENT RECORDED MAY 2, 2008 UNDER RECEPTION NO. 2008000035125, IN THE RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SAID SECTIONS WITH CENTER LINE OF FULTON HIGH LINE DITCH, BEING 1155 FEET, MORE OR LESS, EAST FROM CENTER OF SAID SECTION 5;
THENCE EAST ALONG SAID QUARTER LINE 1500 FEET, MORE OR LESS, TO CENTER OF LINE OF BRIGHTON LATERAL DITCH;
THENCE IN A NORTHEASTERLY DIRECTION ALONG CENTER LINE OF SAID DITCH TO A POINT 1350 FEET SOUTHERLY AT RIGHT ANGLES FROM NORTH LINE OF SAID SECTIONS;
THENCE WESTERLY PARALLEL WITH AND 1350 FEET DISTANT FROM THE NORTH LINE OF SAID SECTIONS TO CENTER LINE OF FULTON HIGH LINE DITCH;
THENCE SOUTHERLY ALONG CENTER LINE OF SAID DITCH TO BEGINNING;

ALSO BEGINNING AT A POINT 649 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE SOUTH 1350 FEET;
THENCE WEST 20 FEET;
THENCE NORTH 1350 FEET;
THENCE EAST TO BEGINNING.

15 YEARS Redland
WHERE GREAT PLACES BEGIN

720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

REDLAND.COM

MEMORANDUM

To: City of Brighton

Prepared By: Allison Stavish

Date: April 19, 2024

RE: Grein Annexation Agreement
Exhibit B: Special Districts

PARCELS:

0156905100015
0156905100012
0156905100011

SPECIAL DISTICTS:

RANGEVIEW LIBRARY DISTRICT
CENTRAL COLORADO WATER CONSERVATORY
FIRE DISTRICT 6 - GREATER B
SD 27 BOND (Brighton)
SD 27 GENERAL (Brighton)
URBAN DRAINAGE SOUTH PLATTE
URBAN DRAINAGE & FLOOD CONT

GREIN PROPERTY ANNEXATION NO. 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.06 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION – SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;

2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;

3) NORTH 69°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;

2) TANGENT WITH SAID CURVE, SOUTH 32°07'39" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;

3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'27", AN ARC LENGTH OF 108.48 FEET;

4) TANGENT WITH SAID CURVE, SOUTH 2°34'27" WEST, A DISTANCE OF 66.84 FEET;

5) SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;

6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'13", AN ARC LENGTH OF 79.43 FEET;

7) TANGENT WITH SAID CURVE, SOUTH 42°31'18" WEST, A DISTANCE OF 47.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;

8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'21", AN ARC LENGTH OF 39.73 FEET;

9) TANGENT WITH SAID CURVE, SOUTH 30°50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;

10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'13", AN ARC LENGTH OF 49.65 FEET;

11) TANGENT WITH SAID CURVE, SOUTH 06°06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH 06°15'40" WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;

2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'35", AN ARC LENGTH OF 48.45 FEET;

3) NON-TANGENT TO SAID CURVE, SOUTH 46°39'10" WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°50'47" EAST;

4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'06", AN ARC LENGTH OF 59.26 FEET;

5) NON-TANGENT TO SAID CURVE, SOUTH 16°27'10" WEST, A DISTANCE OF 93.65 FEET;

6) SOUTH 17°04'40" WEST, A DISTANCE OF 48.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;

7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'00", AN ARC LENGTH OF 79.29 FEET;

8) TANGENT WITH SAID CURVE, SOUTH 09°02'20" EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 89°21'25" WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B457026, CHRISTINE PLACE SUBDIVISION AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017020041035, OVERLAND HILLS #3 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0018528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281840 THE FOLLOWING TWELVE (12) COURSES:

1) NORTH 29°25'17" WEST, A DISTANCE OF 125.49 FEET;

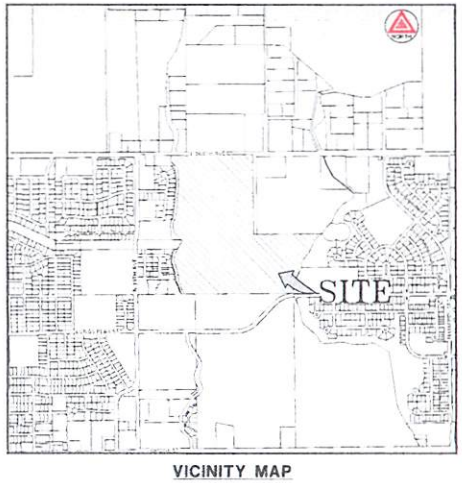
2) NORTH 16°00'21" WEST, A DISTANCE OF 133.06 FEET;

3) NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;

4) NORTH 16°31'37" WEST, A DISTANCE OF 189.93 FEET;

5) NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;

6) NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;



VICINITY MAP
SCALE 1" = 1000'

ANNEXATION DESCRIPTION CONTINUED

7) NORTH 45°51'26" WEST, A DISTANCE OF 151.14 FEET;

8) NORTH 10°47'26" WEST, A DISTANCE OF 122.65 FEET;

9) NORTH 19°47'53" EAST, A DISTANCE OF 127.99 FEET;

10) NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;

11) NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;

12) NORTH 38°37'56" WEST, A DISTANCE OF 58.65 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1) NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°31'49" EAST;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;

3) NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

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 NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°26'43" EAST, A DISTANCE OF 2634.32 FEET.

GENERAL NOTES

1. 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.
2. 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.
3. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC.

ANNEXATION TABLE

TOTAL PERIMETER	17,484.28 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER	2,914.05 FEET
CONTIGUOUS PERIMETER	4,806.76 FEET

SURVEYOR'S CERTIFICATE

I, ANTHONY K. FEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP ACCURATELY REPRESENTS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

COLORADO LICENSED 38636 PROFESSIONAL LAND SURVEYOR
38636
11/05/2025

ANTHONY K. FEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
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 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.

SCALE: N.T.S.
DRN: RDS
CHK: TP
DATE: 12/21/2023

DATE	BY	COMMENT
4/11/24	TP	ADDRESS COMMENTS

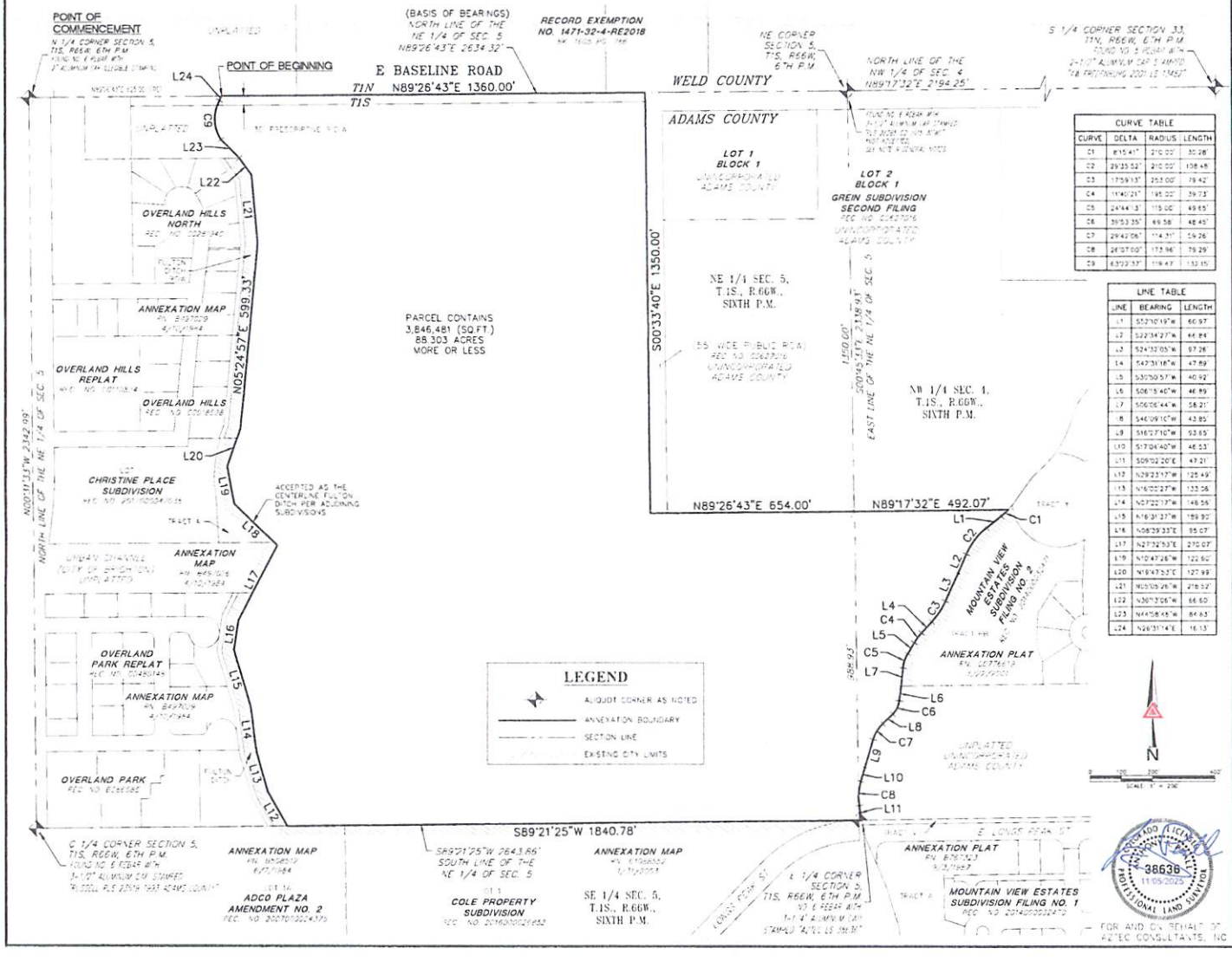
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET ONE OF 2 SHEETS
JOB NO. 54823-19

GREIN PROPERTY ANNEXATION NO. 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°15'41"	210.00'	30.28'
C2	29°35'52"	210.00'	108.48'
C3	17°59'13"	253.00'	79.42'
C4	11°40'21"	195.00'	39.73'
C5	24°44'13"	115.00'	49.65'
C6	39°53'35"	69.58'	48.45'
C7	29°42'06"	114.31'	59.26'
C8	26°07'00"	172.96'	78.29'
C9	63°02'57"	119.47'	132.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°10'19"W	66.97'
L2	S22°34'27"W	44.84'
L3	S24°32'05"W	97.26'
L4	S42°31'18"E	47.89'
L5	S30°50'57"W	40.92'
L6	S06°15'40"W	46.89'
L7	S00°06'44"W	58.21'
L8	S46°09'10"W	43.85'
L9	S16°27'10"W	93.65'
L10	S17°04'40"W	46.53'
L11	S09°02'20"E	47.21'
L12	N29°23'17"W	125.49'
L13	N16°00'27"W	133.06'
L14	N07°22'17"W	148.56'
L15	N16°31'27"W	159.92'
L16	N08°39'33"E	95.07'
L17	N27°32'53"E	270.07'
L18	N10°47'26"W	122.92'
L20	N18°47'53"E	127.99'
L21	N05°05'26"W	218.52'
L22	N36°37'06"W	66.60'
L23	N44°58'45"W	84.83'
L24	N26°31'14"E	16.13'

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

SCALE	BY	DATE	COMMENT
1"=200'	RDS	TP	12/21/2023
		4/11/24	ADDRESS COMMENTS

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET TWO OF 2 SHEETS
JOB NO. 54823-19

STATE OF COLORADO 38636 11/05/2025 PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC