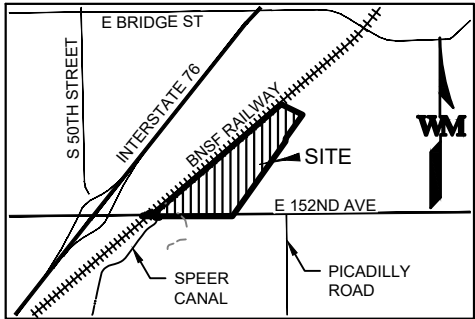


MAGPIE ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, THE EAST ONE HALF OF SECTION 11, THE WEST ONE HALF OF SECTION 12, AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP:
1" = 5000'

SURVEYOR'S DESCRIPTION - ANNEXATION BOUNDARY:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, THE EAST ONE HALF OF SECTION 11, THE WEST ONE HALF OF SECTION 12, AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 00°44'02" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1,924.31 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 35°23'10" WEST A DISTANCE OF 2,395.50 FEET TO THE SOUTH RIGHT-OF WAY LINE OF EAST 152ND AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°57'07" WEST A DISTANCE OF 1,223.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;
- 2) NORTH 89°58'27" WEST A DISTANCE OF 673.12 FEET;
- 3) SOUTH 02°48'49" WEST A DISTANCE OF 40.02 FEET;
- 4) NORTH 89°59'15" WEST ALSO BEING THE NORTH LINE OF WILLMANN-SMITH SUBDIVISION, RECORDED AT RECEPTION NO. 2002030976233 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 103.66 FEET;
- 5) NORTH 19°54'45" EAST A DISTANCE OF 42.54 FEET;
- 6) NORTH 89°58'27" WEST A DISTANCE OF 371.15 FEET TO A POINT ON THE EAST LINE OF BROMLEY HILL ANNEXATION PLAT, RECORDED AT RECEPTION NO. 2007000044279 IN SAID ADAMS COUNTY RECORDS;

THENCE NORTH 49°25'31" EAST ALONG SAID EAST LINE A DISTANCE OF 46.10 FEET TO A POINT ON THE BOUNDARY LINE OF ANNEXATION MAP RECORDED AT FILE 16, MAP 280 IN SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE OF ANNEXATION MAP THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°58'27" EAST A DISTANCE OF 76.49 FEET;
- 2) NORTH 49°24'03" EAST A DISTANCE OF 101.37 FEET;

THENCE SOUTH 89°58'27" EAST A DISTANCE OF 153.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 49°24'57" EAST A DISTANCE OF 1,936.16 FEET;
- 2) NORTH 49°23'21" EAST A DISTANCE OF 2,396.86 FEET;

THENCE SOUTH 63°55'12" EAST A DISTANCE OF 619.38 FEET;

THENCE SOUTH 35°23'10" WEST A DISTANCE OF 765.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 00°44'02" EAST ALONG SAID EAST LINE A DISTANCE OF 67.87 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 4,142,785 SQUARE FEET, OR 95.105 ACRES, MORE OR LESS.

SURVEYOR'S DESCRIPTION - MATHIS PARCEL 1:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 76°24'22" WEST A DISTANCE OF 213.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°58'27" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 513.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SPEER CANAL;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SPEER CANAL THE FOLLOWING TWO (2) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°53'34", A RADIUS OF 247.57 FEET, AN ARC LENGTH OF 38.42 FEET AND A CHORD THAT BEARS NORTH 35°47'39" WEST A DISTANCE OF 38.39 FEET;
- 2) NORTH 40°14'54" WEST A DISTANCE OF 21.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°24'57" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 308.93 FEET TO THE WEST LINE OF THE BURLINGTON EXTENSION DITCH;

THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 40°55'08" EAST A DISTANCE OF 186.79 FEET;
- 2) SOUTH 80°07'47" EAST A DISTANCE OF 124.58 FEET;
- 3) SOUTH 38°58'27" EAST A DISTANCE OF 110.92 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 70,498 SQUARE FEET, OR 1.618 ACRES, MORE OR LESS.

SURVEYOR'S DESCRIPTION - BURLINGTON EXTENSION DITCH:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 76°24'22" WEST A DISTANCE OF 213.13 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE AND THE WEST LINE OF THE BURLINGTON DITCH, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST LINE OF THE BURLINGTON DITCH THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 38°58'27" WEST A DISTANCE OF 110.92 FEET;
- 2) NORTH 80°07'47" WEST A DISTANCE OF 124.58 FEET;
- 3) NORTH 40°55'08" WEST A DISTANCE OF 186.79 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°24'57" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET TO THE EAST LINE OF SAID BURLINGTON DITCH;

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 40°55'08" EAST A DISTANCE OF 177.74 FEET;
- 2) SOUTH 80°07'47" EAST A DISTANCE OF 125.06 FEET;
- 3) SOUTH 38°58'27" EAST A DISTANCE OF 140.55 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE;

THENCE NORTH 89°58'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 32.17 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 10,820 SQUARE FEET, OR 0.248 ACRES, MORE OR LESS.

GENERAL NOTES:

1. **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.
2. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THIS ANNEXATION MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE POLICY.
3. THE PREPARATION OF THIS ANNEXATION MAP UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, WHICH IS ASSUMED TO BEAR SOUTH 89°57'07" EAST.
5. OWNERSHIP INFORMATION IS PER THE ADAMS COUNTY ASSESSOR'S WEBSITE AS RESEARCHED ON JUNE 9, 2022, AND IS SUBJECT TO CHANGE.

SURVEYOR'S CERTIFICATION:

I, JUSTIN C. SCHEITLER, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. I FURTHER CERTIFY THAT THE PERIPHERAL BOUNDARY OF SAID PARCEL TO BE ANNEXED IS AT LEAST ONE-SIXTH (1/6) CONTIGUOUS TO THE BOUNDARY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.



JUSTIN C. SCHEITLER, PLS
COLORADO PLS NO. 38430
FOR AND ON BEHALF
OF WARE MALCOMB
900 S. BROADWAY SUITE 320
DENVER CO. 80209
303.561.3333

JOB NO. DCS21-4040

DATE: 02/22/2022

SCALE: N/A

Sheet 1 of 3

2	06/08/2022	CITY COMMENTS
1	04/28/2022	OWNERSHIP INFO ADDED
NO.	DATE	REMARKS
DRAWN BY:	GG	PA/PM: JCS

CONTIGUITY:

PERIMETER OF ANNEXATION PARCEL = 11,012.55'
REQUIRED 1/6 (16.67%) CONTIGUITY BY STATE LAW = 1,835.42'
CONTIGUITY WITH TOWN LIMITS = 2,510.87' (22.80%)

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W:\DCS21\4040\000\Survey\Annexation Map\DCS21-4040_Magpie Annexation Map.dwg

MAGPIE ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, THE EAST ONE
HALF OF SECTION 11, THE WEST ONE HALF OF SECTION 12, AND THE NORTH
HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SURVEYOR'S DESCRIPTION - MATHIS PARCEL 2:

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 74°48'16" EAST A DISTANCE OF 190.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°57'07" WEST A DISTANCE OF 184.15 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11;
- 2) NORTH 89°58'27" WEST A DISTANCE OF 174.36 FEET TO THE EAST LINE OF THE BURLINGTON DITCH;

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 38°58'27" WEST A DISTANCE OF 140.55 FEET;
- 2) NORTH 80°07'47" WEST A DISTANCE OF 125.06 FEET;
- 3) NORTH 40°55'08" WEST A DISTANCE OF 177.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°24'57" EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 909.47 FEET;

THENCE SOUTH 00°16'40" WEST A DISTANCE OF 856.92 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 342,981 SQUARE FEET, OR 7.874 ACRES, MORE OR LESS.

SURVEYOR'S DESCRIPTION - SURABIAN PARCEL:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 74°48'16" EAST A DISTANCE OF 190.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°16'40" EAST A DISTANCE OF 856.92 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°24'57" ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 644.36 FEET;

THENCE SOUTH 00°18'27" WEST A DISTANCE OF 1,276.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 152ND AVENUE;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°57'07" WEST A DISTANCE OF 428.68 FEET;
- 2) SOUTH 00°02'53" WEST A DISTANCE OF 5.00 FEET;
- 3) NORTH 89°57'07" WEST A DISTANCE OF 10.00 FEET;
- 4) NORTH 00°02'53" EAST A DISTANCE OF 5.00 FEET;
- 5) NORTH 89°57'07" WEST A DISTANCE OF 47.98 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 519,464 SQUARE FEET, OR 11.925 ACRES, MORE OR LESS.

SURVEYOR'S DESCRIPTION - MAGPIE RUN PARCEL:

A PARCEL OF LAND IN THE EAST HALF OF SECTION 11 AND THE WEST HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 00°44'02" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1,924.31 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 35°23'10" WEST A DISTANCE OF 2,321.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE;

THENCE NORTH 89°57'07" WEST ALONG SAID NORTH LINE A DISTANCE OF 595.88 FEET;

THENCE NORTH 00°18'27" EAST A DISTANCE OF 1,296.53 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°23'21" EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 2,396.86 FEET;

THENCE SOUTH 63°55'12" EAST A DISTANCE OF 619.38 FEET;

THENCE SOUTH 35°23'10" WEST A DISTANCE OF 765.39 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11;

THENCE SOUTH 00°44'02" EAST ALONG SAID EAST LINE A DISTANCE OF 67.87 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 3,019,131 SQUARE FEET, OR 69.310 ACRES, MORE OR LESS.

SURVEYOR'S DESCRIPTION - EAST 152ND AVENUE PARCEL:

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER TO BEAR SOUTH 89°57'07" EAST, WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;

THENCE NORTH 88°41'49" WEST A DISTANCE OF 1,369.60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 152ND AVENUE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 35°23'10" WEST A DISTANCE OF 73.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 152ND AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°57'07" WEST A DISTANCE OF 1,223.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;
- 2) NORTH 89°58'27" WEST A DISTANCE OF 673.12 FEET;
- 3) SOUTH 02°48'49" WEST A DISTANCE OF 40.02 FEET;
- 4) NORTH 89°59'15" WEST ALSO BEING THE NORTH LINE OF WILLMANN-SMITH SUBDIVISION, RECORDED AT REC. NO. 2002030976233 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE A DISTANCE OF 103.66 FEET;
- 5) NORTH 19°54'45" EAST A DISTANCE OF 42.54 FEET;
- 6) NORTH 89°58'27" WEST A DISTANCE OF 371.15 FEET TO A POINT ON THE EAST LINE OF BROMLEY HILL ANNEXATION PLAT, RECORDED AT RECEPTION NO. 2007000044279 IN SAID ADAMS COUNTY RECORDS;

SURVEYOR'S DESCRIPTION - EAST 152ND AVENUE PARCEL (CONTINUED):

THENCE NORTH 49°25'31" EAST A DISTANCE OF 46.10 FEET ALONG SAID EAST LINE A DISTANCE OF 46.10 FEET TO A POINT ON THE BOUNDARY LINE OF ANNEXATION MAP RECORDED AT FILE 16, MAP 280 IN SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°58'27" EAST ALONG SAID NORTH LINE A DISTANCE OF 76.49 FEET
- 2) NORTH 49°24'03" EAST A DISTANCE OF 101.37 FEET;

THENCE SOUTH 89°58'27" EAST A DISTANCE OF 153.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN (C.B. AND Q.) RAILWAY;

THENCE NORTH 49°24'57" EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 48.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE SPEER CANAL;

THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 40°14'54" EAST A DISTANCE OF 21.47 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°53'34", A RADIUS OF 247.57 FEET, AN ARC LENGTH OF 38.42 FEET AND A CHORD THAT BEARS SOUTH 35°47'39" EAST A DISTANCE OF 38.39 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 152ND AVENUE;

SURVEYOR'S DESCRIPTION - EAST 152ND AVENUE PARCEL (CONTINUED):

THENCE ALONG SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 89°58'28" EAST A DISTANCE OF 719.67 FEET;
- 2) SOUTH 89°57'07" EAST A DISTANCE OF 232.13 FEET;
- 3) SOUTH 00°02'53" WEST A DISTANCE OF 5.00 FEET;
- 4) SOUTH 89°57'07" EAST A DISTANCE OF 10.00 FEET;
- 5) NORTH 00°02'53" EAST A DISTANCE OF 5.00 FEET;
- 6) SOUTH 89°57'07" EAST A DISTANCE OF 428.68 FEET;
- 7) SOUTH 00°18'27" WEST A DISTANCE OF 20.00 FEET;
- 8) SOUTH 89°57'07" EAST A DISTANCE OF 595.88 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 179,890 SQUARE FEET, OR 4.130 ACRES, MORE OR LESS.



JOB NO.	DCS21-4040
DATE:	02/22/2022
SCALE:	N/A
Sheet	2 of 3

2	06/08/2022	CITY COMMENTS
1	04/28/2022	OWNERSHIP INFO ADDED
NO.	DATE	REMARKS
DRAWN BY:	GG	PA/PM: JCS

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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

W:\DCS21\4040\000\Survey\CAD_Surveys\Annexation Map\DCS21-4040_Magpie Annexation Map.dwg

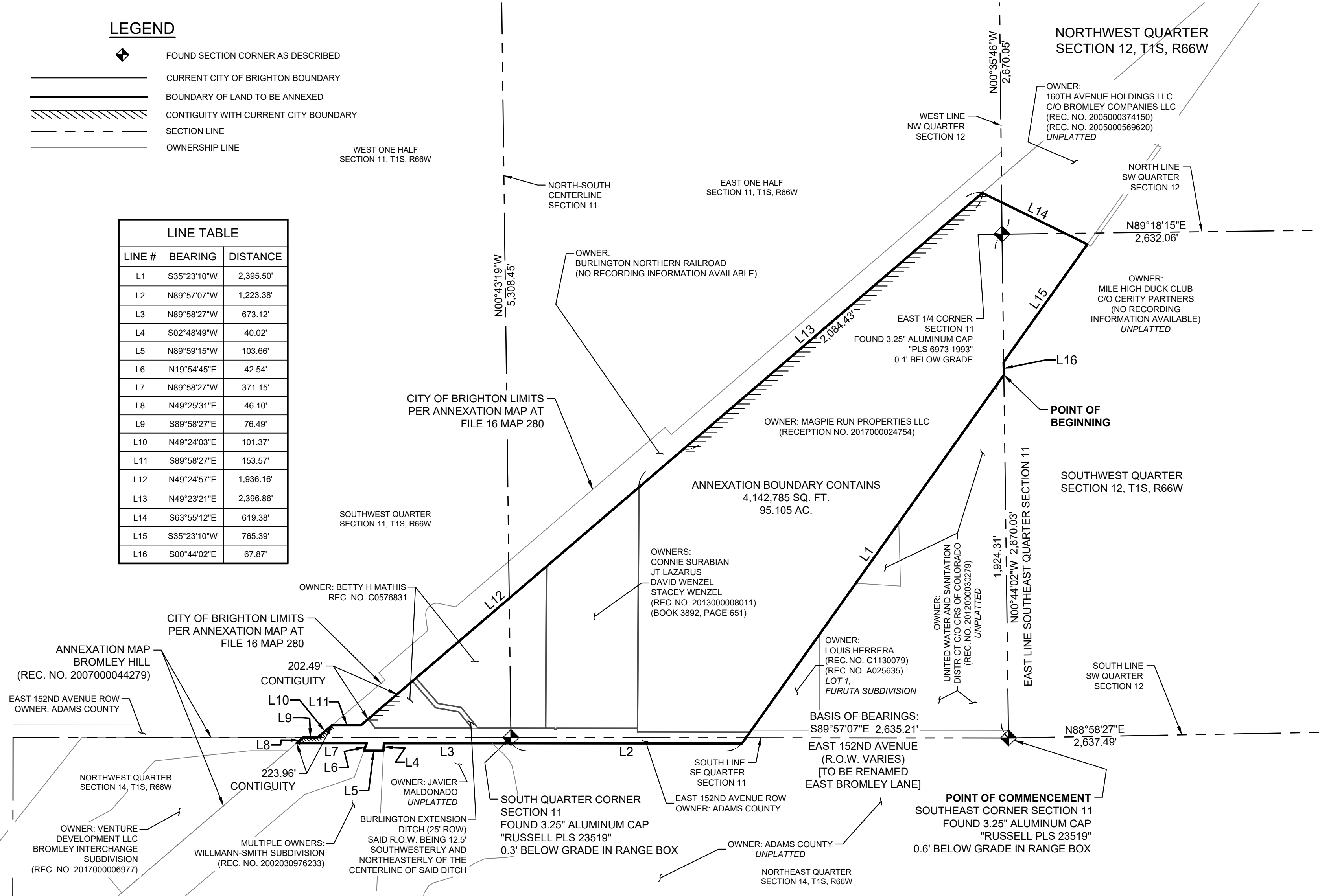
MAGPIE ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, THE EAST ONE HALF OF SECTION 11, THE WEST ONE HALF OF SECTION 12, AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- CURRENT CITY OF BRIGHTON BOUNDARY
- BOUNDARY OF LAND TO BE ANNEXED
- CONTIGUITY WITH CURRENT CITY BOUNDARY
- SECTION LINE
- OWNERSHIP LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S35°23'10"W	2,395.50'
L2	N89°57'07"W	1,223.38'
L3	N89°58'27"W	673.12'
L4	S02°48'49"W	40.02'
L5	N89°59'15"W	103.66'
L6	N19°54'45"E	42.54'
L7	N89°58'27"W	371.15'
L8	N49°25'31"E	46.10'
L9	S89°58'27"E	76.49'
L10	N49°24'03"E	101.37'
L11	S89°58'27"E	153.57'
L12	N49°24'57"E	1,936.16'
L13	N49°23'21"E	2,396.86'
L14	S63°55'12"E	619.38'
L15	S35°23'10"W	765.39'
L16	S00°44'02"E	67.87'



CONTIGUITY:

PERIMETER OF ANNEXATION PARCEL = 11,012.55'
REQUIRED 1/6 (16.67%) CONTIGUITY BY STATE LAW = 1,835.42'
CONTIGUITY WITH TOWN LIMITS = 2,510.87' (22.80%)

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CIVIL ENGINEERING & SURVEYING



JOB NO.	DCS21-4040
DATE:	02/22/2022
SCALE:	1" = 400'
Sheet	3 of 3

NO.	DATE	REMARKS
2	06/08/2022	CITY COMMENTS
1	04/28/2022	OWNERSHIP INFO ADDED
DRAWN BY:	GG	PA/PM: JCS