

RIVERFRONT SUBDIVISION ANNEXATION MAP

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS IT BEING THE OWNER OF CERTAIN LANDS IN ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 6; THENCE S00°22'17"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 6 A DISTANCE OF 276.11 FEET TO A POINT OF NON-TANGENT CURVE ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 IN DEED RECORDED IN BOOK 2955 AT PAGE 664, ADAMS COUNTY, COLORADO RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N22°44'02"E A DISTANCE OF 223.43 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'42", A RADIUS OF 937.00 FEET, AN ARC LENGTH OF 223.96 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD THE FOLLOWING SEVEN (7) COURSES:

- (1) THENCE S89°58'29"E A DISTANCE OF 169.45 FEET NON-TANGENT TO THE LAST DESCRIBED CURVE;
- (2) THENCE N84°18'53"E A DISTANCE OF 402.00 FEET;
- (3) THENCE S89°58'29"E A DISTANCE OF 148.26 FEET;
- (4) THENCE S68°10'13"E A DISTANCE OF 53.84 FEET;
- (5) THENCE S89°58'29"E A DISTANCE OF 320.00 FEET;
- (6) THENCE N75°59'21"E A DISTANCE OF 82.46 FEET;
- (7) THENCE S89°58'29"E A DISTANCE OF 470.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 85 AS DESCRIBED IN DEED RECORDED AT BOOK 503 AT PAGE 197, ADAMS COUNTY COLORADO RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

THENCE S35°14'31"W A DISTANCE OF 36.81 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S07°59'13"W A DISTANCE OF 543.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°30'45", A RADIUS OF 5654.58 FEET, AN ARC LENGTH OF 544.03 FEET TO A POINT OF TANGENT; THENCE S05°13'51"W ALONG SAID TANGENT A DISTANCE OF 672.98 FEET;

THENCE N84°46'09"W A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 85;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- (1) THENCE S05°13'51"W A DISTANCE OF 811.52 FEET TO A POINT OF CURVE;
- (2) THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S04°37'42" W A DISTANCE OF 171.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'34", A RADIUS OF 8,260.11 FEET, AN ARC LENGTH OF 171.94 FEET;
- (3) THENCE S25°54'30" W NON-TANGENT LINE TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.18 FEET;
- (4) THENCE S00°17'21" W A DISTANCE OF 34.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SAID SECTION 6;

THENCE N89°31'21" W ALONG SAID SOUTH LINE A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE N00°03'29"E ALONG THE EAST LINE OF SAID PARCEL AND CONTINUING ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 240 AT PAGE 149, SAID ADAMS COUNTY COLORADO RECORDS, A DISTANCE OF 600.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 240 AT PAGE 149; THENCE N89°23'31"W A DISTANCE OF 784.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°03'29"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511; THENCE, ALONG THE WEST LINE OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES:

- (1) THENCE S27°45'31"E A DISTANCE OF 100.00 FEET;
- (2) THENCE S11°15'31"E A DISTANCE OF 100.00 FEET;
- (3) THENCE S03°14'29"W A DISTANCE OF 100.00 FEET;
- (4) THENCE S14°14'29"W A DISTANCE OF 65.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AN ABANDONED RAILROAD;

THENCE N72°34'37"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 80.96 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH PLATTE RIVER, SAID CENTERLINE BEING THE EAST LINE OF THAT PARCEL OF LAND BEING PARCEL 2 OF THAT DEED RECORDED IN BOOK 2955 AT PAGE 665, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE ALONG SAID CENTERLINE AND SAID EASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

- (1) THENCE N13°04'15"E A DISTANCE OF 115.35 FEET;
- (2) THENCE N09°42'28"W A DISTANCE OF 222.68 FEET;
- (3) THENCE N13°14'03"W A DISTANCE OF 164.18 FEET;
- (4) THENCE N32°25'42"W A DISTANCE OF 309.14 FEET;
- (5) THENCE N25°55'42"W A DISTANCE OF 260.00 FEET;
- (6) THENCE N17°29'34"W A DISTANCE OF 511.22 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF SAID SECTION 6;

THENCE N00°22'17"E ALONG SAID WEST LINE OF SAID NW 1/4 A DISTANCE OF 479.63 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 57.4021 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

57.4021 ACRES

SHEET 1 OF 3

STATEMENT ON CONTIGUITY:

THE ABOVE-DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF BRIGHTON AND MEETS THE REQUIREMENTS OF C.R.S. §31-12-104(1)(A) THAT ONE-SIXTH (1/6TH) OR MORE OF THE PERIMETER OF THE AREA TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 8444.92 FEET

ONE SIXTH OF TOTAL PERIMETER OF AREA: 1407.49 FEET

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING BRIGHTON CITY LIMITS: 2704.34 FEET

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 6, T.1S., R.66W., OF THE 6TH P.M. BEARING S89°58'29"E, BOUNDED BY THE MONUMENTS SHOWN HEREON.
2. THE ANNEXATION DESCRIPTION AND AREA SHOWN HEREON WERE PREPARED FOR ANNEXATION PURPOSES ONLY.
3. THIS IS NOT A MONUMENTED LAND SURVEY.
4. DATE OF PREPARATION: JULY 1, 2014.
5. ALL DISTANCES ARE AS MEASURED OR CALCULATED AND UNITS ARE U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP OF RIVERFRONT SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ANNEXATION DESCRIPTION SHOWN HEREON WAS PREPARED FOR ANNEXATION PURPOSES ONLY.

CHARLES N. BECKSTROM
COLORADO P.L.S. NO. 33202
FOR AND ON THE BEHALF OF
ENGINEERING SERVICE COMPANY

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CITY ACCEPTANCE:

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

THIS ____ DAY OF _____, 20 ____.

MAYOR _____

ATTEST: CITY CLERK _____

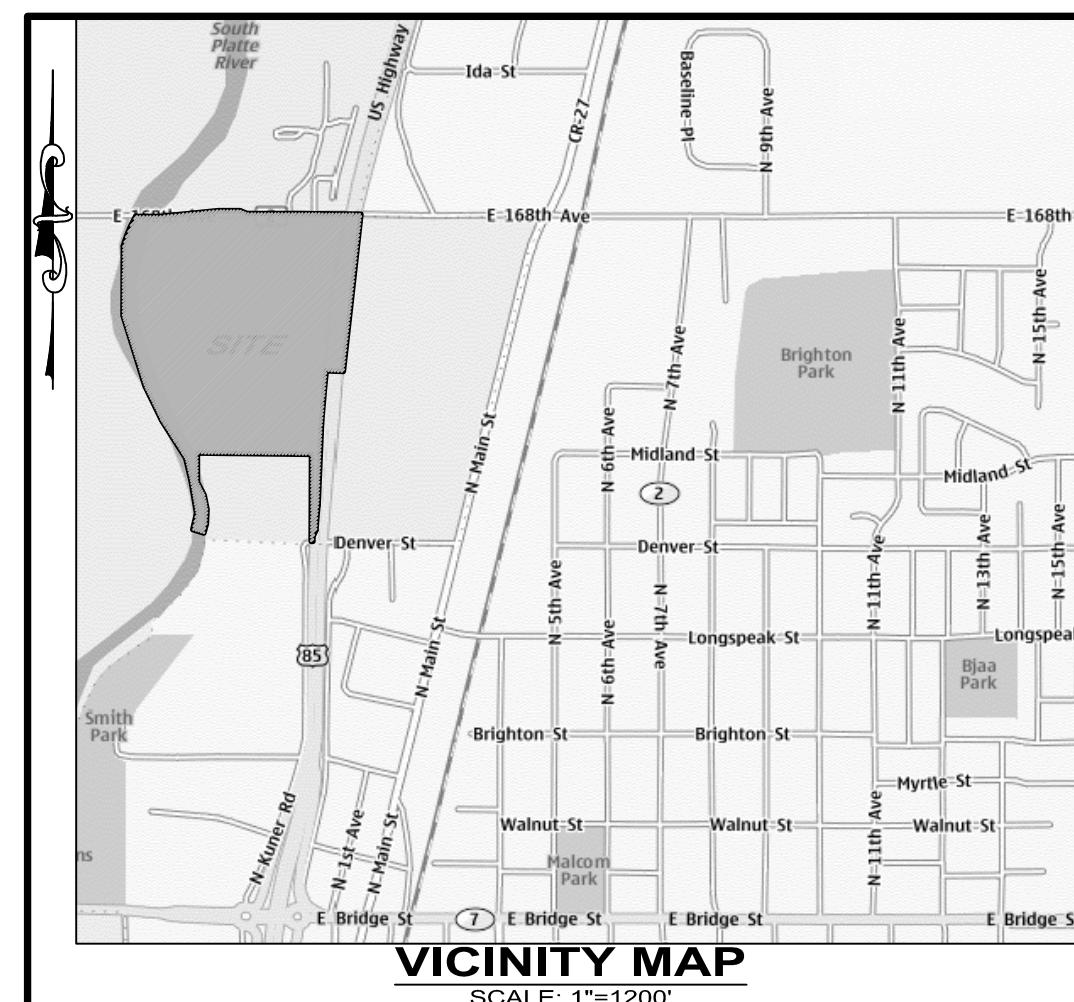
CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS ____ DAY OF _____, 20 ____ AT : ____ O'CLOCK ____ M.

ADAMS COUNTY CLERK AND RECORDER

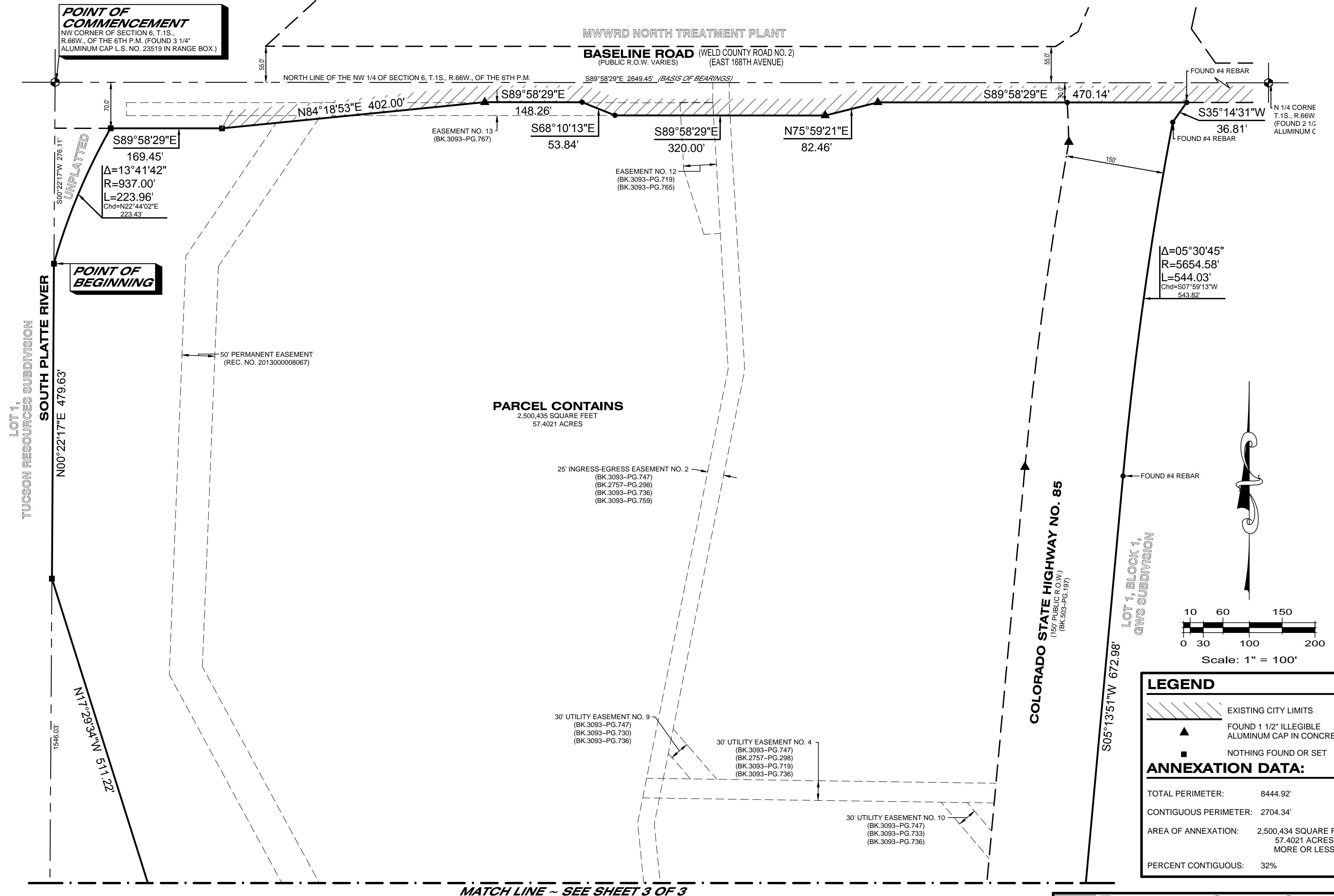
BY: DEPUTY CLERK



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TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



RIVERFRONT SUBDIVISION ANNEXATION MAP

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TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

