

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:

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:

- (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 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;

- (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;

- (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;

- (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;

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.



NOTARY ADDRESS: _____

STATEMENT ON CONTIGUITY:

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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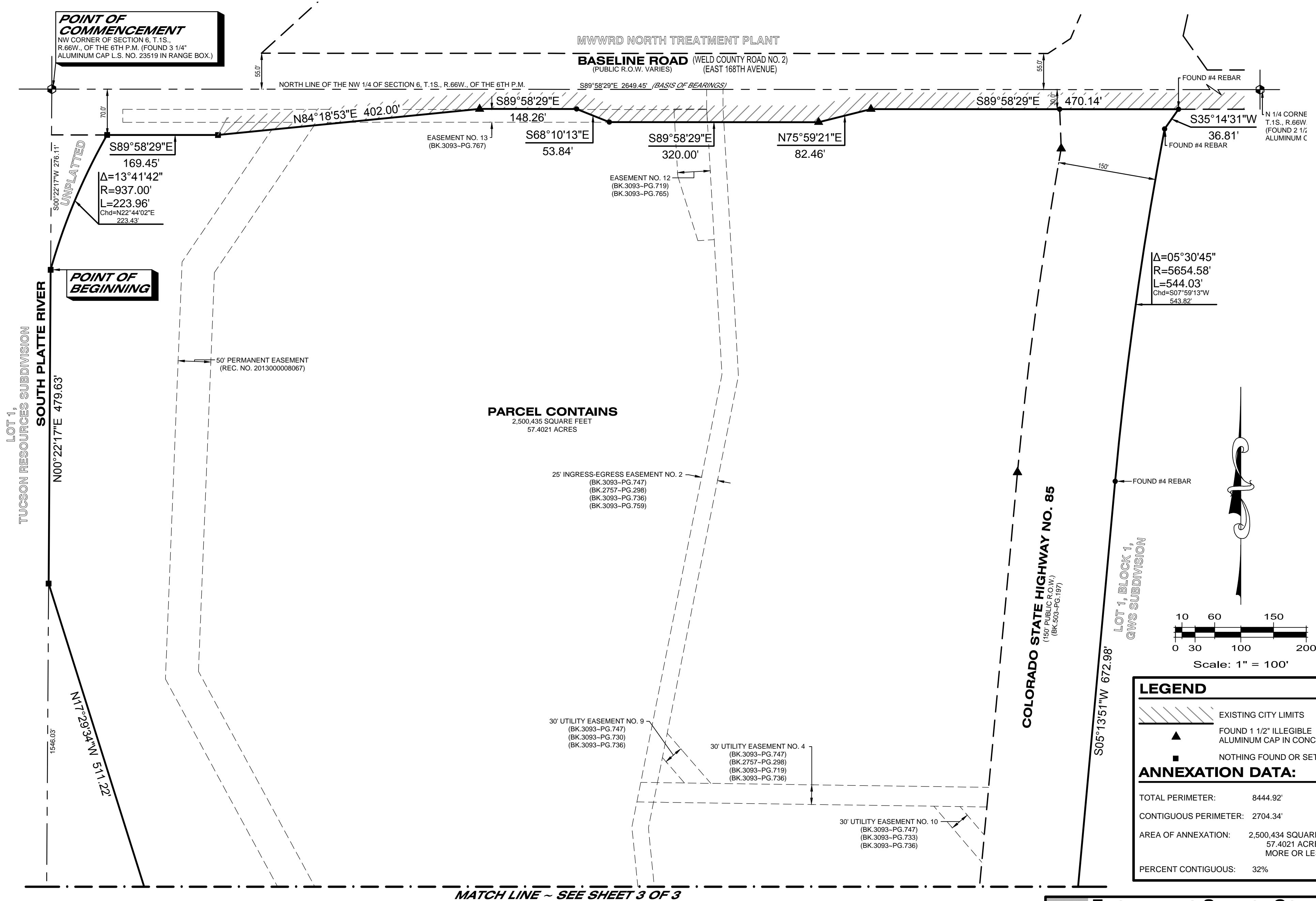
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Drawer No.: F-227	Date of Preparation: 07/01/2014	Date of Last Revision:
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RIVERFRONT SUBDIVISION ANNEXATION MAP

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
SHEET 2 OF 3



LEGEND	
	EXISTING CITY LIMITS
	FOUND 1 1/2" ILLEGIBLE ALUMINUM CAP IN CONCRETE
	NOTHING FOUND OR SET
ANNEXATION DATA:	
TOTAL PERIMETER:	8444.92'
CONTIGUOUS PERIMETER:	2704.34'
AREA OF ANNEXATION:	2,500,434 SQUARE FEET 57.4021 ACRES MORE OR LESS
PERCENT CONTIGUOUS:	32%

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SHEET 3 OF 3

