

**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 as 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 exist 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):

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):

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)

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.

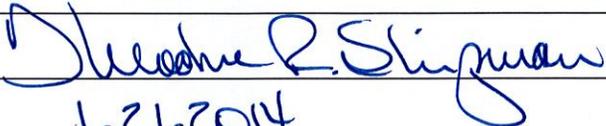
EXECUTED this 21st day of JANUARY, 2014.

[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):	North Star Equities, L.L.C
Address of Parcel within the Annexation Boundary (number, street, city):	NA
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	Parcel # 0156911200003
Signature of Owner:	
Date of Signature:	1-21-2014
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.)

EXHIBIT A

Property

PARCEL ONE (North Star Property)

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N89°48'26"E, A DISTANCE OF 2637.19 FEET; THENCE S00°18'18"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, 759.88 FEET, THENCE N89°48'26"E, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'26"E, 521.78 FEET TO A POINT ON THE BOUNDARY OF BROMLEY PARK FILING NO.5; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1.) S00°18'18"E, A DISTANCE OF 125.00 FEET;
- 2.) S89°48'26"W, A DISTANCE OF 521.78 FEET;

THENCE N00°18'18"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

SAID PARCEL CONTAINS 65,222 SQUARE FEET, 1.497 ACRES, MORE OR LESS.

PARCEL TWO (City of Brighton ROW)

A PARCEL OF LAND BEING A PORTION OF THE PUBLIC RIGHT OF WAY IN SOUTH 50TH AVENUE AND THE PUBLIC RIGHT OF WAY IN COLORADO STATE HIGHWAY NO.7 (BRIDGE STREET); SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE N89°48'26"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 551.78 FEET; THENCE S00°18'18"E A DISTANCE OF 50.02 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0984086 FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE ON JUNE 14, 2002; SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT X, BROMLEY PARK FILING NO.5, FILED AT RECEPTION NO. C0655375, FILE 18, MAP 199 ON MARCH 31, 2000 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE S89°48'26"W, ALONG THE NORTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086, SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO.7, A DISTANCE OF 521.78 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086; THENCE S00°18'18"E ALONG THE WEST LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH 50TH AVENUE, A DISTANCE OF 834.84 FEET; THENCE S89°48'26"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE

N00°18'18"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 884.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,642 SQUARE FEET, 1.208 ACRES, MORE OR LESS.

North Star Equities, L.L.C.
8301 E. Prentice Ave. #100
Greenwood Village, Co 80111
303-773-1005

Exhibit B

Adams County Tax District Report

Tax Area: 323

Name
ADAMS COUNTY
BROMLEY PARK 3
CENTRAL COLO WATER CONSERV
FIRE DISTRICT 6 GREATER BRIGHTON
RANGEVIEW LIBRARY DISTRICT
RTD
School District 27-Brighton
URBAN DRAINAGE & FLOOD CONTROL
URBAN DRAINAGE SOUTH PLATTE