

# SWINK ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°46'00" WEST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°46'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°46'00" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 496.07 FEET TO A POINT ON THE CITY OF BRIGHTON BOUNDARY;

THENCE, ALONG SAID CITY BOUNDARY, THE FOLLOWING THREE (3) COURSES;

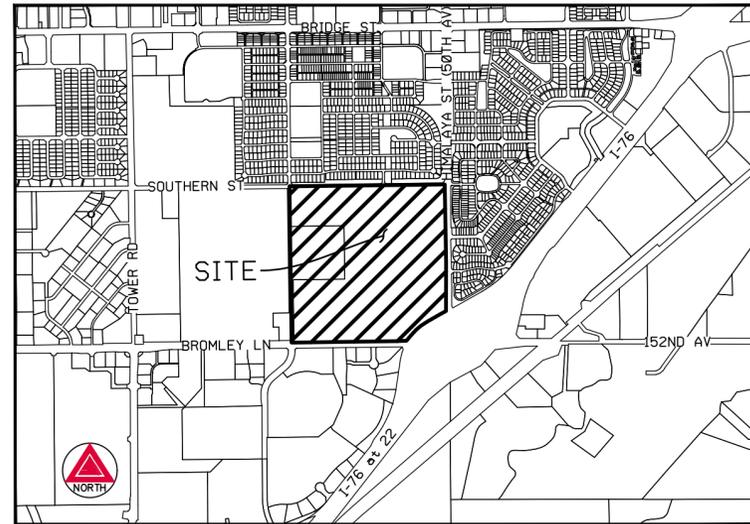
1. NORTH 00°46'00" WEST, A DISTANCE OF 2,112.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
2. NORTH 89°19'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,638.88 FEET TO THE ESAT QUARTER CORNER OF SAID SECTION 10;
3. SOUTH 00°42'34" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,509.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 76;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES;

1. SOUTH 89°17'39" WEST, A DISTANCE OF 60.00 FEET;
2. SOUTH 06°08'13" WEST, A DISTANCE OF 251.79 FEET;
3. SOUTH 00°42'21" EAST, A DISTANCE OF 368.86 FEET;
4. SOUTH 60°26'44" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 908.51 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'57", AN ARC LENGTH OF 450.84 FEET;
6. SOUTH 85°31'29" WEST, A DISTANCE OF 300.78 FEET TO A POINT ON SAID CITY OF BRIGHTON BOUNDARY;

THENCE SOUTH 89°20'42" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 1,636.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151.624 ACRES, (6,604,730 SQUARE FEET), MORE OR LESS.



**VICINITY MAP**

SCALE 1" = 2000'

## 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. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF NORTH 00°46'00" WEST.
3. 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.
4. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 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.

## ANNEXATION TABLE

TOTAL PERIMETER:	10,149.38 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	1,691.56 FEET
CONTIGUOUS BOUNDARY:	7,896.98 FEET (77.81%)

## CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COLORADO.



JAMES E. LYNCH  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

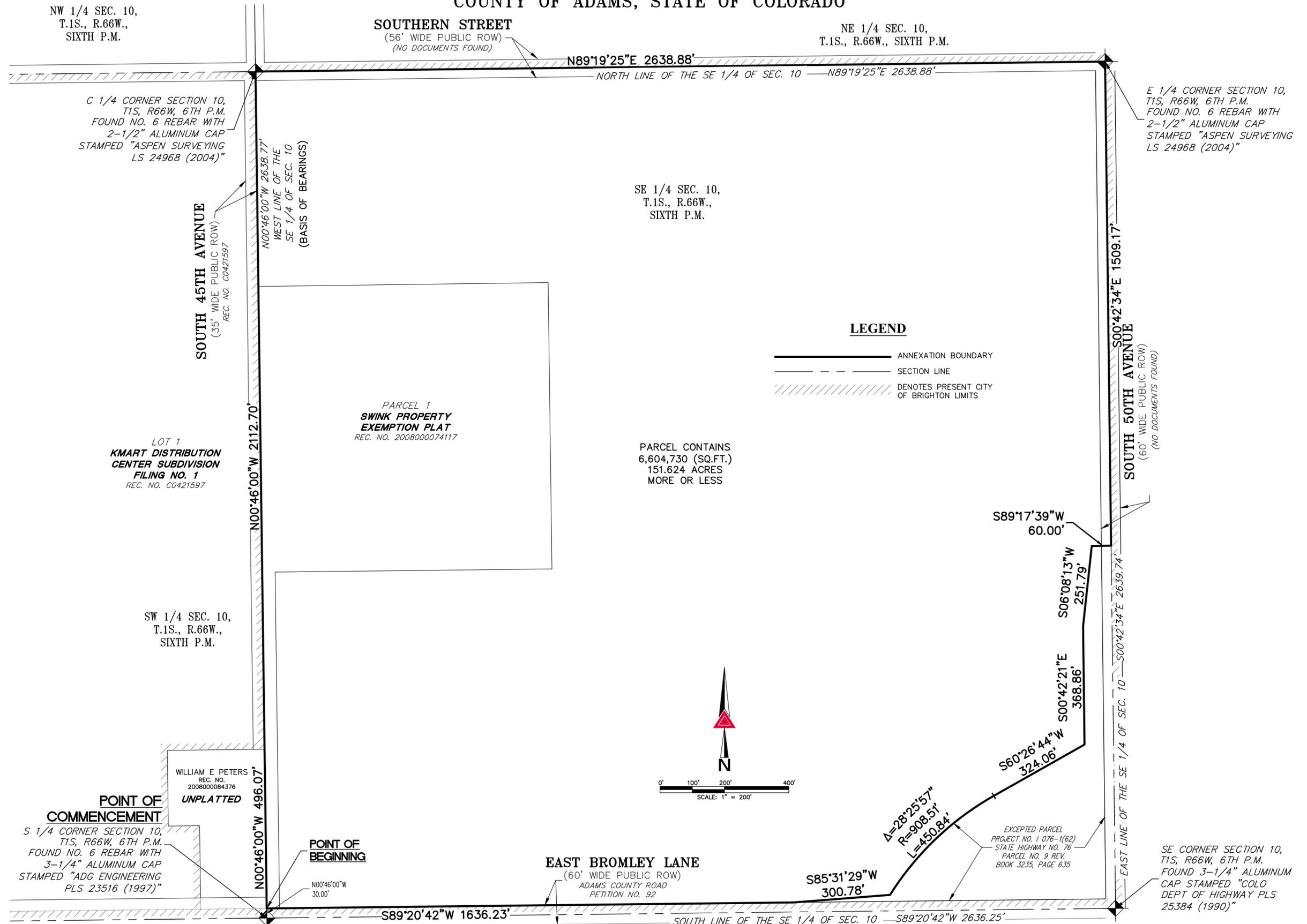
**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LAST REVISED: 7/14/2022

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	3/3/2022
	SCALE:	1"=200'
AzTec Proj. No.: 130721-03	Drawn By: JEL	SHEET 1 OF 2

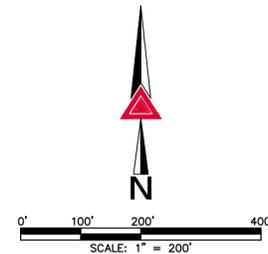
# SWINK ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO



### LEGEND

- ANNEXATION BOUNDARY
- SECTION LINE
- DENOTES PRESENT CITY OF BRIGHTON LIMITS



**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)  
Drawn By: JEL

DATE OF PREPARATION:	3/3/2022
SCALE:	1"=200'
SHEET 2 OF 2	

NW 1/4 SEC. 10,  
T.1S., R.66W.,  
SIXTH P.M.

NE 1/4 SEC. 10,  
T.1S., R.66W.,  
SIXTH P.M.

C 1/4 CORNER SECTION 10,  
T1S, R66W, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "ASPEN SURVEYING  
LS 24968 (2004)"

E 1/4 CORNER SECTION 10,  
T1S, R66W, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "ASPEN SURVEYING  
LS 24968 (2004)"

SE 1/4 SEC. 10,  
T.1S., R.66W.,  
SIXTH P.M.

LOT 1  
K MART DISTRIBUTION  
CENTER SUBDIVISION  
FILING NO. 1  
REC. NO. C0421597

PARCEL 1  
SWINK PROPERTY  
EXEMPTION PLAT  
REC. NO. 2008000074117

PARCEL CONTAINS  
6,604,730 (SQ.FT.)  
151.624 ACRES  
MORE OR LESS

SW 1/4 SEC. 10,  
T.1S., R.66W.,  
SIXTH P.M.

WILLIAM E PETERS  
REC. NO. 2008000084376  
**UNPLATTED**

**POINT OF COMMENCEMENT**  
S 1/4 CORNER SECTION 10,  
T1S, R66W, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
STAMPED "ADG ENGINEERING  
PLS 23516 (1997)"

**POINT OF BEGINNING**  
N00°46'00"W  
30.00'

**EAST BROMLEY LANE**  
(60' WIDE PUBLIC ROW)  
ADAMS COUNTY ROAD  
PETITION NO. 92

EXCEPTED PARCEL  
PROJECT NO. 1 076-1(62)  
STATE HIGHWAY NO. 76  
PARCEL NO. 9 REV.  
BOOK 3235, PAGE 635

SE CORNER SECTION 10,  
T1S, R66W, 6TH P.M.  
FOUND 3-1/4" ALUMINUM  
CAP STAMPED "COLO  
DEPT OF HIGHWAY PLS  
25384 (1990)"

LOT 2, BLOCK 1  
ADAMS COUNTY  
JUSTICE CENTER  
FILING NO. 1 - 1ST  
AMENDMENT

JUSTICE  
CENTER  
OFFICE  
PLAZA

LOT 15 LOT 13  
BROMLEY PARK  
FILING 201

TRACT F LOT 12

AzTec Proj. No.: 130721-03