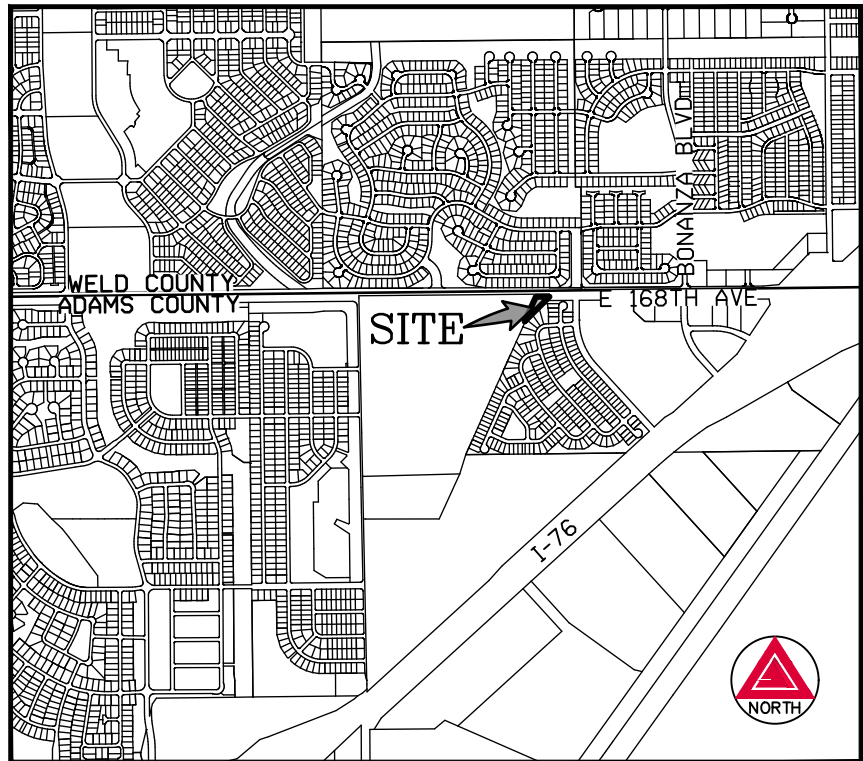
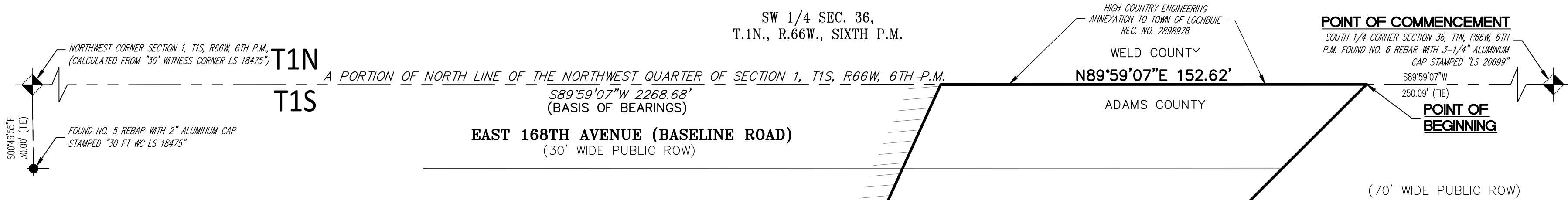


NEFF REMAINDER PROPERTY ANNEXATION TO THE CITY OF BRIGHTON

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, WHENCE THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.68 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SECTION 1, SOUTH 89°59'07" WEST, A DISTANCE OF 250.09 FEET TO THE NORTHWEST CORNER OF LOCHBUIE CENTER AS RECORDED UNDER RECEPTION NO. 201900006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWEST BOUNDARY OF SAID LOCHBUIE CENTER, SOUTH 45°03'44" WEST, A DISTANCE OF 394.35 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN ANNEXATION TO THE CITY OF BRIGHTON RECORDED AT RECEPTION NO. B795634;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 24°26'02" EAST, A DISTANCE OF 305.91 FEET TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°59'07" EAST, A DISTANCE OF 152.62 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 0.488 ACRES, (21,250 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- 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."
- BASIS OF BEARINGS: A PORTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, T.1S., R.66W, 6TH P.M. ASSUMED TO BEAR SOUTH 89°59'07" WEST, A DISTANCE 2268.68 FEET.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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

EXISTING LIMITS OF THE CITY OF BRIGHTON:	
TOTAL PERIMETER:	852.88 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	142.15 FEET
CONTIGUOUS BOUNDARY:	305.91 FEET
THE TOTAL CONTIGUOUS BOUNDARY IS 35.87% WHICH MEETS OR EXCEEDS THE 1/6 16.67% REQUIRED	

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, SHAUN D. LEE, 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. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR AZTEC CONSULTANTS INC. 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.

SHAUN D. LEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT _____ M. ON THE

DAY OF _____, 20____

RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ANNEXATION MAP
NW 1/4, SEC 1, T1S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR
REDLAND
1500 W. CANAL COURT, LITTLETON, CO 80122

SHEET ONE
OF 1 SHEETS
JOB NO. 54820-16

SCALE
1" = 30'
DATE
2020-09-30

DATE	BY	COMMENT