

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 6TH 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:

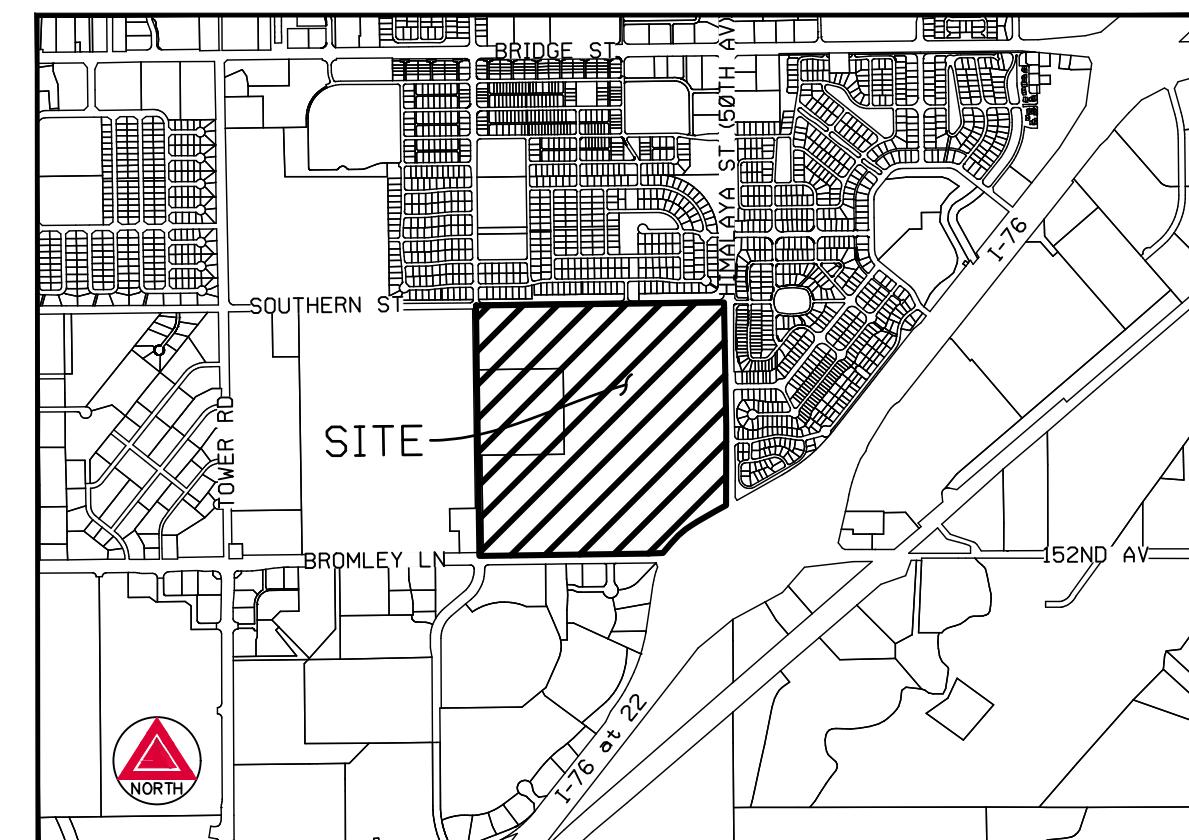
1. NORTH 00°46'00" WEST, A DISTANCE OF 2,112.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
2. NORTH 89°19'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,638.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;
3. SOUTH 00°42'34" EAST, ALONG THE EAST 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'

CITY COUNCIL APPROVAL

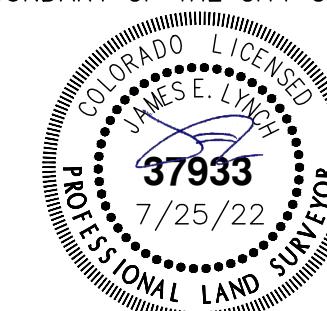
THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20____ A.D.

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.

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%)

LAST REVISED: 7/14/2022

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

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

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

SOUTHERN STREET
(56' WIDE PUBLIC ROW)
(NO DOCUMENTS FOUND)

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

C 1/4 CORNER SECTION 10,
T.1S., R.66W., 6TH P.M.
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
STAMPED "ASPEN SURVEYING
LS 24968 (2004)"

SOUTH 45TH AVENUE
(35' WIDE PUBLIC ROW)
REC. NO. C0421597

LOT 1
KMART DISTRIBUTION
CENTER SUBDIVISION
FILING NO. 1
REC. NO. C0421597

PARCEL 1
SWINK PROPERTY
EXEMPTION PLAT
REC. NO. 2008000074117

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

E 1/4 CORNER SECTION 10,
T.1S., R.66W., 6TH P.M.
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
STAMPED "ASPEN SURVEYING
LS 24968 (2004)"

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,
T.1S., R.66W., 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'

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

JUSTICE
OFFICE
PLAZA

LOT 15

LOT 13
TRACT F
BROMLEY PARK
FILING 201

LOT 12

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

0' 100' 200' 300' 400'

SCALE: 1" = 200'

S85°31'29"W
300.78'

EXCEPTED PARCEL
PROJECT NO. 1076-1(62)
STATE HIGHWAY NO. 76
PARCEL NO. 9 REV.
BOOK 3235, PAGE 635

S89°17'39"W
60.00'

S06°08'13"W
251.79'

S00°42'21"E
368.86'

S60°26'44"W
324.06'

S89°20'42"W
2636.25'

S89°20'42"W
1636.23'

S85°31'29"W
300.78'

S89°17'34"E
1509.17'

S00°42'34"E
1509.17'

SE CORNER SECTION 10,
T.1S., R.66W., 6TH P.M.
FOUND 3-1/4" ALUMINUM
CAP STAMPED "COLO
DEPT OF HIGHWAY PLS
25384 (1990)"

 **AZTEC**
CONSULTANTS, INC.

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Littleton, Colorado 80122
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DATE OF
PREPARATION: 3/3/2022
SCALE: 1"=200'
SHEET 2 OF 2
Drawn By: JEL

AzTec Proj. No.: 130721-03