

NORTH STAR ANNEXATION MAP TO THE CITY OF BRIGHTON, COLORADO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION OF LAND TO BE ANNEXED:

PARCEL ONE

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 WEST BOUNDARY OF TRACT B, 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 ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) THENCE S00°18'18"E, A DISTANCE OF 125.00 FEET;
- 2) THENCE N89°48'26"E, A DISTANCE OF 0.28 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 1, BLOCK 2 OF SAID BROMLEY PARK FILING NO. 5;

THENCE S09°19'12"W, ALONG THE WEST BOUNDARY OF SAID LOT 1, BLOCK 2, A DISTANCE OF 8.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GROSBEAK STREET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF GROSBEAK STREET THE FOLLOWING THREE (3) COURSES;

- 1) THENCE S89°41'42"W A DISTANCE OF 440.64 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.36 FEET, A CENTRAL ANGLE OF 33°42'29", AND A CHORD BEARING N73°27'04"W A DISTANCE OF 31.89 FEET;
- 3) THENCE N89°48'26"E A DISTANCE OF 49.48 FEET;

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

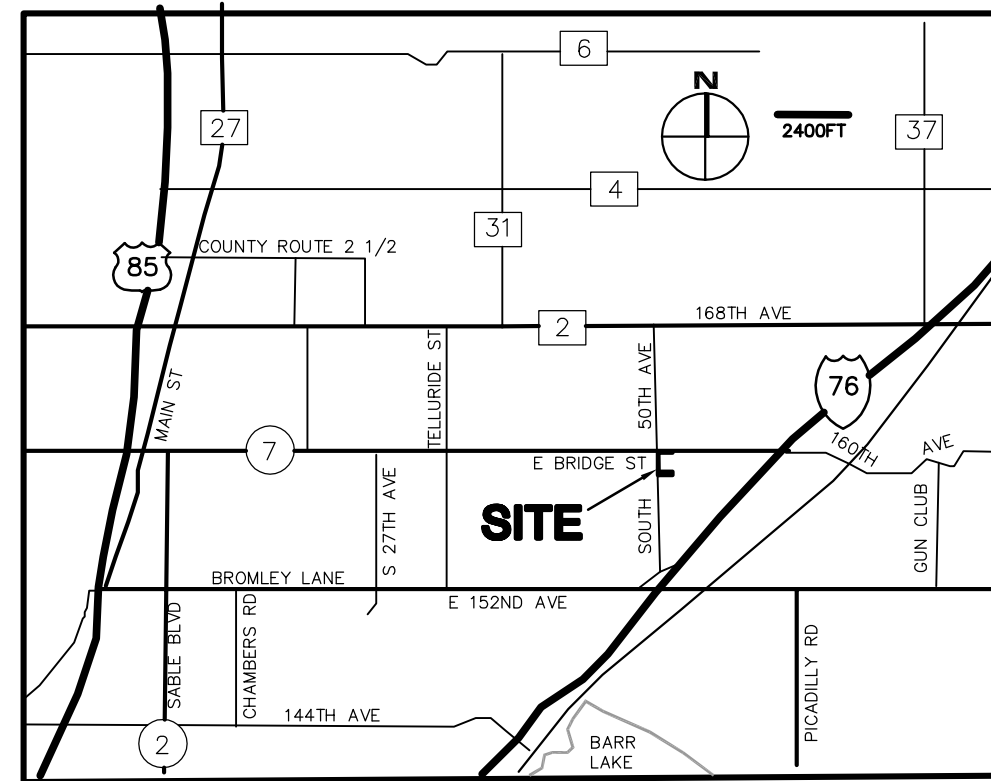
SAID PARCEL CONTAINS 69,277 SQUARE FEET, 1.590 ACRES, MORE OR LESS.

PARCEL TWO

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.



VICINITY MAP

**TOTAL PERIMETER OF LAND : 3926.28 FEET
TO BE ANNEXED**

**TOTAL BOUNDARY PERIMETER : 3926.28 FEET
CONTIGUOUS WITH THE (100.0%)
BRIGHTON CITY LIMITS**

SURVEYOR'S CERTIFICATE

I, DONALD L. LAMBERT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE-SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY.

DONALD L LAMBERT, PLS 30830 DATE _____
FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.

NOTES

- 1.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

CERTIFICATE OF THE CITY COUNCIL

THIS IS TO CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE _____ DAY OF _____, A.D. 2015.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER

ACCEPTED FOR FILING IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO.
ON THE _____ DAY OF _____, 2015

CLERK AND RECORDER

RECEPTION NO.

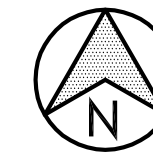
NO.	DATE	DESCRIPTION	BY
4	4/4/15	CITY COMMENTS	D.L.L.
3	6/4/14	CLIENT REVISIONS	D.L.L.
2	3/18/14	CITY COMMENTS	D.L.L.
1	9/30/13	FIRST SUBMITTAL	D.L.L.

 FRONTIER SURVEYING, INC. 352 Norfolk Street Aurora, CO 80011 Ofc. 303-340-0113 Fax. 303-340-0114	ANNEXATION MAP	
	SITUATED IN	
	THE NW 1/4 SEC. 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. ADAMS COUNTY, COLORADO	
DRAWN D.L.L.	JOB NUMBER 13-189	SHEET NUMBER 1 OF 2

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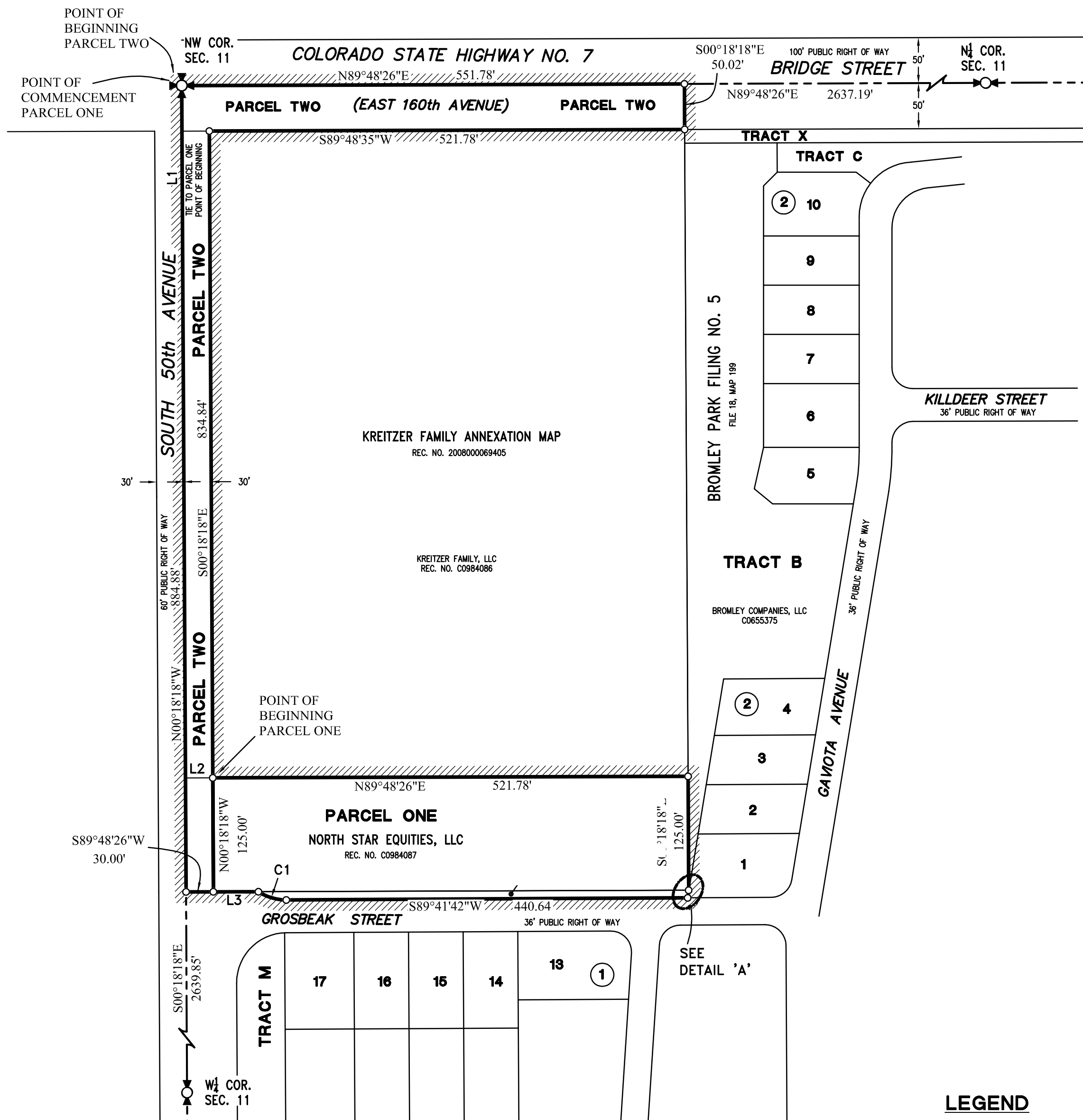
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COUNTY OF ADAMS, STATE OF COLORADO



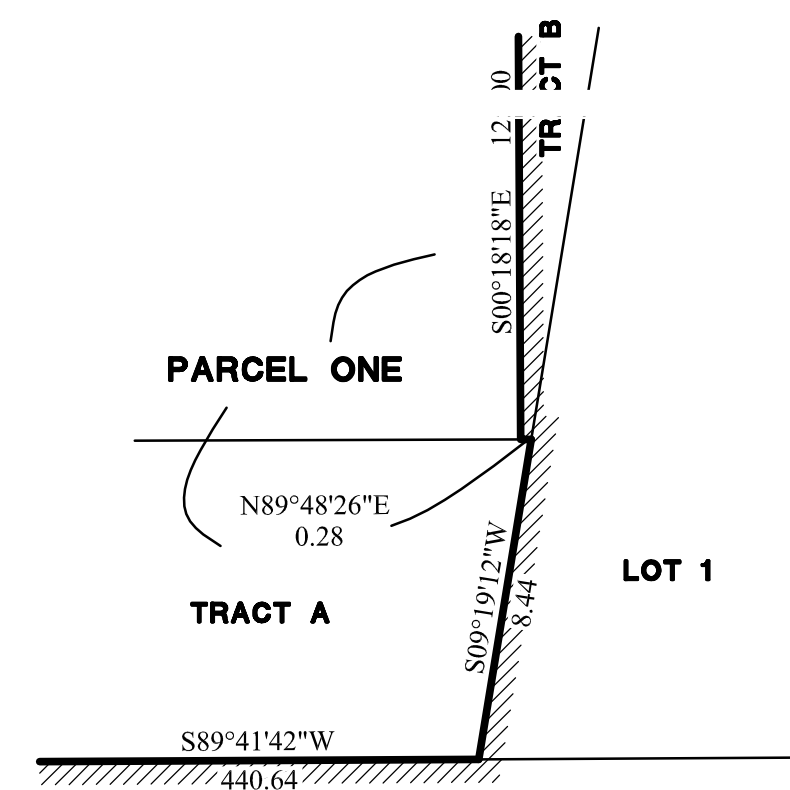
100 50 0 100 200

SCALE: 1" = 100'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°18'18"E	759.88
L2	N89°48'26"E	30.00
L3	N89°48'26"E	49.48

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	Ch Brg	Ch Dist
C1	55.00	32.36	33°42'29"	S73°27'04"E	31.89



DETAIL A

LEGEND

- BOUNDARY OF LAND TO BE ANNEXED.
- BRIGHTON CITY LIMITS.

NO.	DATE	DESCRIPTION	BY
4	4/4/15	CITY COMMENTS	D.L.L.
3	6/4/14	CLIENT REVISIONS	D.L.L.
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FRONTIER SURVEYING, INC.

352 Norfolk Street
Aurora, CO 80011
Ofc. 303-340-0113
Fax. 303-340-0114

ANNEXATION MAP

SITUATED IN
THE NW 1/4 SEC. 11, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M.
ADAMS COUNTY, COLORADO

DRAWN	JOB NUMBER	SHEET NUMBER
D.L.L.	13-189	2 OF 2
CHECKED		