

ORDINANCE NO. 2403  
INTRODUCED BY: Johnston

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 150.586 ACRES OF CONTIGUOUS LAND, IN 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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. That, pursuant to C.R.S. § 31-12-107(1), a Petition for Annexation was filed with the City of Brighton on March 23, 2022, signed by the landowners, Sheryl Lowry, Terry Swink, Sylvia R. Sauer, and Alvin W. Swink representing Swink Family Farms LLLP, and Alvin W. Swink, of one hundred percent (100%) of the territory to be annexed (the “Petition”).

Section 2. That the City Council, at a Regular Meeting on August 2, 2022, passed Resolution No. 2022-89 accepting the Petition as shown in EXHIBIT C as being in compliance with C.R.S. § 31-12-107 (1), and setting the matter of the annexation for a public hearing on September 20, 2022.

Section 3. That at said public hearing, held on September 20, 2022, the City Council found and determined that the applicable parts of C.R.S. § 31-12-101 *et seq.*, “The Municipal Annexation Act” (“Act”), and more particularly, §§ 31-12-104 and 31-152-105, have been met and further determined that an election was not required under the Act, and that no additional terms or conditions are to be imposed.

Section 4. That notice of the public hearing for the annexation ordinance was published in *The Brighton Standard Blade* on August 17, August 24, August 21, and September 7, 2022, and no less than thirty (30) days or no more than sixty (60) days prior to the public hearing, as required by C.R.S. § 31-12-108, and a copy of the published notice, resolution of eligibility and petition as-filed were sent by registered mail to the clerk of the Board of County Commissioners of Adams County, applicable special districts, and school districts on August 8, 2022, and no less than twenty-five (25) days prior to the public hearing, as required by C.R.S. § 31-12-108.

Section 5. That the annexation by and to the City of Brighton, State of Colorado, of that area, more particularly described in EXHIBIT A and shown in EXHIBIT B, attached hereto, situated, lying, and being in the County of Adams, State of Colorado, to be known as the Swink Property Annexation, is hereby approved.

Section 6. That pursuant to C.R.S. § 31-12-115, rezoning of the property, more particularly described in EXHIBIT A and shown in EXHIBIT B, attached hereto, shall be initiated and completed within ninety (90) days from the effective date of this ordinance.

Section 7. That the territory annexed herein shall be made a part of the Ward 1 territory as shown on the City's official Ward Map and the map shall be updated to reflect said change.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 20<sup>TH</sup> DAY OF SEPTEMBER, 2022.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 3<sup>RD</sup> DAY OF JANUARY 2023.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: September 29, 2022

Final Publication: January 12, 2023

APPROVED AS TO FORM:

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YASMINA SHAUSH, Assistant City Attorney

**EXHIBIT A**  
**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 2,580.91 FEET;
3. SOUTH 00°42'34" EAST, A DISTANCE OF 1,509.19 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 29.93 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 1,636.30 FEET TO **THE POINT OF BEGINNING**.

CONTAINING AN AREA OF 150.586 ACRES, (6,559,535 SQUARE FEET), MORE OR LESS.

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 2,006.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERE TO;

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 486.07 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°12'21" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,632.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;

3. SOUTH 00°02'24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,000.00 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 00°08'10" WEST, A DISTANCE OF 251.79 FEET;

3. SOUTH 00°42'29" EAST, A DISTANCE OF 368.89 FEET;

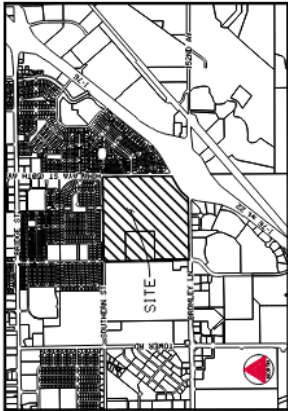
4. SOUTH 60°26'44" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 966.51 FEET;

5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'37", AN ARC LENGTH OF 460.64 FEET;

6. SOUTH 85°32'29" 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 1,583.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151.624 ACRES, (6,604,720 SQUARE FEET), MORE OR LESS.



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 CERTIFICATE WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR. I HAVE PERSONALLY RECONNAITRED THE SITE AND HAVE BEEN CONVINCED BY MY KNOWLEDGE AND BELIEF THAT THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I HAVE BEEN ADVISED BY THE CITY OF BRIGHTON, COLORADO, THAT THE ANNEXATION MAP IS NOT A FINAL MAP AND THAT THE CITY OF BRIGHTON, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I HAVE BEEN ADVISED BY THE CITY OF BRIGHTON, COLORADO, THAT THE ANNEXATION MAP IS NOT A FINAL MAP AND THAT THE CITY OF BRIGHTON, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I HAVE BEEN ADVISED BY THE CITY OF BRIGHTON, COLORADO, THAT THE ANNEXATION MAP IS NOT A FINAL MAP AND THAT THE CITY OF BRIGHTON, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



JAMES E. LYNCH  
LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
1011 EAST MANitou AVENUE, SUITE 1  
DENVER, COLORADO 80202  
(303) 712-1888

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DETECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. ANY ACTION BASED UPON ANY DETECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.


GENERAL NOTES

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS REPORTED ON THIS LAND SURVEY SHALL BE 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 DETECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DETECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DETECT 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 RULES AND REGULATIONS, THIS SURVEY DOES NOT CONSTITUTE A WARRANTY OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEY 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 1/8 CONTIGUOUS PERIMETER:	1,691.56 FEET
CONTIGUOUS BOUNDARY:	7,296.98 FEET (77.81%)

LAST REVISED: 7/14/2022



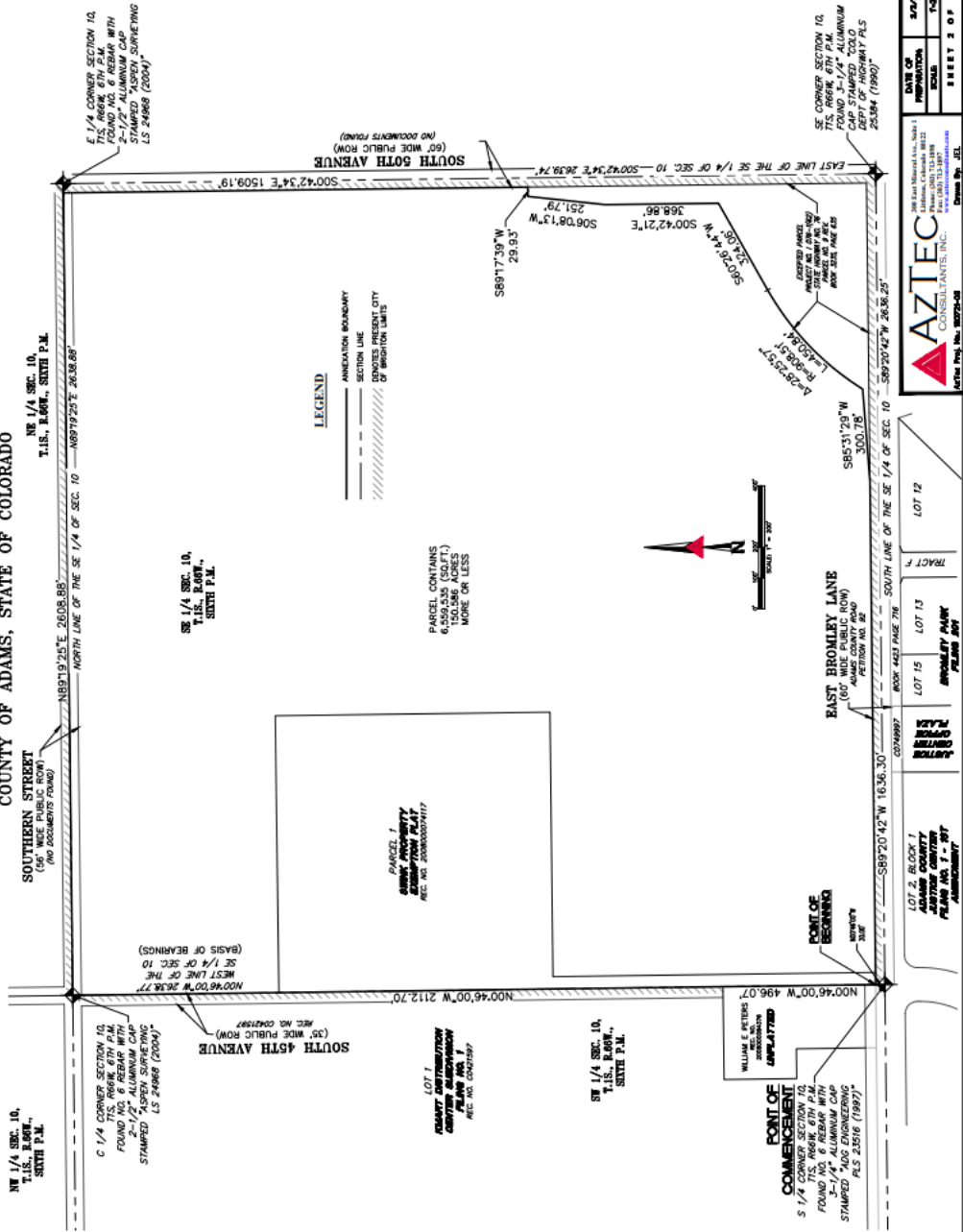
**AZTEC**  
CONSULTANTS, INC.  
1011 East Manitou Ave., Suite 1  
Denver, CO 80202  
Phone: (303) 712-1888  
Fax: (303) 712-1889  
www.aztecconsultants.com

DATE OF PREPARATION	9/25/2022
SCALE	1"=200'
SHEET	1 OF 2

Drawn By: JEL

# SWINK ANNEXATION TO THE CITY OF BRIGHTON

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



## EXHIBIT C

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 exists 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 25<sup>th</sup> day of May, 2022

[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 1 of 5

Name of Owner (print):	Swink Family Farms LLP
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	0156910400001, 0156910400002
Signature of Owner:	Sheryl Swink
Date of Signature:	5-23-2022
Initials of Circulator:	JVC
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.)*

Annexation Petition

Page 4

**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 2 of 5

Name of Owner (print):	Swink Family Farms LLLP
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	01569104 00001 , 01569104 00002
Signature of Owner:	Terry Swink
Date of Signature:	5-23-2022
Initials of Circulator:	JVC
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.)*

Annexation Petition

**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 3 of 5

Name of Owner (print):	Swink Family Farms LLLP
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	01569104 00001 , 01569104 00002
Signature of Owner:	Sybil R. Bauer
Date of Signature:	5-23-2022
Initials of Circulator:	JB
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.)*

Annexation Petition

Page 4

**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 4 of 5

Name of Owner (print):	Swink Family Farms LLLP
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	01567104 00001 , 01567104 00002
Signature of Owner:	x <i>Oliver W. Swink</i>
Date of Signature:	5-23-2022
Initials of Circulator:	<i>JRC</i>
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.)*

Annexation Petition

Page 4

**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 5 of 5

Name of Owner (print):	Alvin W. Swink
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	D156400000190
Signature of Owner:	x Alvin W. Swink
Date of Signature:	5-23-2022
Initials of Circulator:	JWC
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.)*

Annexation Petition

Page 4

**AFFIDAVIT OF SIGNATURE AUTHENTICITY**

This petition has been circulated by the undersigned (the circulator) who attest that each signature thereon is that of the person whose name it purports to be. (Each circulator shall sign below in front of the same notary, or attach a separate Affidavit for each circulator). If no circulator is used the property owner shall sign below in the presence of a notary.

Page 1 of 1  
Signature James V. Capeceletro Initials JVC  
Print Name JAMES V. CAPECELETRO Title BROKER, CUSHMAN & WAKEFIELD

Signature \_\_\_\_\_ Initials \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Initials \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_

STATE OF COLORADO )  
CITY & \_\_\_\_\_ ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 23 Rd  
day of MAY, 2022, by JAMES V. CAPECELETRO.

WITNESS my hand and official seal.

ANDREW S KLATSKIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914007885  
MY COMMISSION EXPIRES JUNE 19, 2023

Andrew Klatskin  
Notary Public  
My commission expires:

6/19/2023



**EXHIBIT "A"**  
**SWINK ANNEXATION 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; CITY OF BRIGHTON, 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 2,580.91 FEET;
3. SOUTH 00°42'34" EAST, A DISTANCE OF 1,509.19 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 29.93 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 1,636.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 150.586 ACRES, (6,559,535 SQUARE FEET), MORE OR LESS.

## **Exhibit "B"**

- Rangeview Library District
  - Central Colorado Water Conservancy District
  - Brighton Fire Rescue District
  - School District 27J
  - Urban Drainage and Flood Control District
  - South Beebe Draw Metropolitan District
  - Regional Transportation District
-



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

[illegible]

### GENERAL NOTES

1. THE DUE DATE OF THE JUDICIAL SALE OFFERED ON THE JACO LARRY TRACT IS SUBJECT TO THE DISCRETION OF THE COURT AND THE SURVIVORS AND HEIR OF THE DECEASED.
2. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
3. ACCORDING TO ORDINANCE 145, THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
4. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
5. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
6. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
7. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
8. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
9. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.
10. THE COURT HAS ORDERED THAT THE JACO LARRY TRACT BE SOLD TO THE HIGHEST BIDDER AND THAT THE SALE BE CONDUCTED BY THE COURT.



**VICINITY MAP**  
SCALE: 1" = 2000'

## ANNEXATION TABLE

95% ethanol	13.44 g (17.7 g)
40% ethanol	1.69 g (2.2 g)
20% ethanol	2.68 g (3.5 g)

## CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE RESOLUTION WAS SO  
ACCEPTED AND APPROVED BY THE CITY COUNCIL OF  
THE CITY OF BROOKLYN, COLORED ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_ A.D.

### Materials

OTTAWA

**SURVEYOR'S CERTIFICATE**

CLAUDE E. WINSTON, A LEAD SARKISER, OBSERVED THE START OF COLLABORATION, HOPING THAT THE ASSOCIATION WAS REPRESENTED BY HIS LEAD AND WOULD BE AN EASY AND PERFECT SUPERVISION. AND THE FIRST RECOGNITION, RESPONSIVENESS AND ASSOCIATION WAS TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS WAS DONE NOT CONSIDERING A TILL SCENES AT THE DIFFERENT CONCEPTS FURNISHED THIS CONCEPT THAT AT LEAST ONE SCENE (1/3) OF THE PROPERTY SHOULD BECOME A CONTINUOUS OF THE MATERIAL, PRODUCTION OF THE CITY OF BIRMINGHAM. CONTINUOUS



COLORED UNIONS PROFESSIONAL LAND GRANTING, P.O. BOX 37033  
 4001 N. W. 10TH AVE. SUITE 200, MIAMI, FL 33150  
 305/351-8000, 351-8001, 351-8002, 351-8003, 351-8004, 351-8005, 351-8006, 351-8007, 351-8008, 351-8009, 351-8010, 351-8011, 351-8012, 351-8013, 351-8014, 351-8015, 351-8016, 351-8017, 351-8018, 351-8019, 351-8020, 351-8021, 351-8022, 351-8023, 351-8024, 351-8025, 351-8026, 351-8027, 351-8028, 351-8029, 351-8030, 351-8031, 351-8032, 351-8033, 351-8034, 351-8035, 351-8036, 351-8037, 351-8038, 351-8039, 351-8040, 351-8041, 351-8042, 351-8043, 351-8044, 351-8045, 351-8046, 351-8047, 351-8048, 351-8049, 351-8050, 351-8051, 351-8052, 351-8053, 351-8054, 351-8055, 351-8056, 351-8057, 351-8058, 351-8059, 351-8060, 351-8061, 351-8062, 351-8063, 351-8064, 351-8065, 351-8066, 351-8067, 351-8068, 351-8069, 351-8070, 351-8071, 351-8072, 351-8073, 351-8074, 351-8075, 351-8076, 351-8077, 351-8078, 351-8079, 351-8080, 351-8081, 351-8082, 351-8083, 351-8084, 351-8085, 351-8086, 351-8087, 351-8088, 351-8089, 351-8090, 351-8091, 351-8092, 351-8093, 351-8094, 351-8095, 351-8096, 351-8097, 351-8098, 351-8099, 351-8100, 351-8101, 351-8102, 351-8103, 351-8104, 351-8105, 351-8106, 351-8107, 351-8108, 351-8109, 351-8110, 351-8111, 351-8112, 351-8113, 351-8114, 351-8115, 351-8116, 351-8117, 351-8118, 351-8119, 351-8120, 351-8121, 351-8122, 351-8123, 351-8124, 351-8125, 351-8126, 351-8127, 351-8128, 351-8129, 351-8130, 351-8131, 351-8132, 351-8133, 351-8134, 351-8135, 351-8136, 351-8137, 351-8138, 351-8139, 351-8140, 351-8141, 351-8142, 351-8143, 351-8144, 351-8145, 351-8146, 351-8147, 351-8148, 351-8149, 351-8150, 351-8151, 351-8152, 351-8153, 351-8154, 351-8155, 351-8156, 351-8157, 351-8158, 351-8159, 351-8160, 351-8161, 351-8162, 351-8163, 351-8164, 351-8165, 351-8166, 351-8167, 351-8168, 351-8169, 351-8170, 351-8171, 351-8172, 351-8173, 351-8174, 351-8175, 351-8176, 351-8177, 351-8178, 351-8179, 351-8180, 351-8181, 351-8182, 351-8183, 351-8184, 351-8185, 351-8186, 351-8187, 351-8188, 351-8189, 351-8190, 351-8191, 351-8192, 351-8193, 351-8194, 351-8195, 351-8196, 351-8197, 351-8198, 351-8199, 351-8200, 351-8201, 351-8202, 351-8203, 351-8204, 351-8205, 351-8206, 351-8207, 351-8208, 351-8209, 351-8210, 351-8211, 351-8212, 351-8213, 351-8214, 351-8215, 351-8216, 351-8217, 351-8218, 351-8219, 351-8220, 351-8221, 351-8222, 351-8223, 351-8224, 351-8225, 351-8226, 351-8227, 351-8228, 351-8229, 351-8230, 351-8231, 351-8232, 351-8233, 351-8234, 351-8235, 351-8236, 351-8237, 351-8238, 351-8239, 351-8240, 351-8241, 351-8242, 351-8243, 351-8244, 351-8245, 351-8246, 351-8247, 351-8248, 351-8249, 351-8250, 351-8251, 351-8252, 351-8253, 351-8254, 351-8255, 351-8256, 351-8257, 351-8258, 351-8259, 351-8260, 351-8261, 351-8262, 351-8263, 351-8264, 351-8265, 351-8266, 351-8267, 351-8268, 351-8269, 351-8270, 351-8271, 351-8272, 351-8273, 351-8274, 351-8275, 351-8276, 351-8277, 351-8278, 351-8279, 351-8280, 351-8281, 351-8282, 351-8283, 351-8284, 351-8285, 351-8286, 351-8287, 351-8288, 351-8289, 351-8290, 351-8291, 351-8292, 351-8293, 351-8294, 351-8295, 351-8296, 351-8297, 351-8298, 351-8299, 351-8300, 351-8301, 351-8302, 351-8303, 351-8304, 351-8305, 351-8306, 351-8307, 351-8308, 351-8309, 351-8310, 351-8311, 351-8312, 351-8313, 351-8314, 351-8315, 351-8316, 351-8317, 351-8318, 351-8319, 351-8320, 351-8321, 351-8322, 351-8323, 351-8324, 351-8325, 351-8326, 351-8327, 351-8328, 351-8329, 351-8330, 351-8331, 351-8332, 351-8333, 351-8334, 351-8335, 351-8336, 351-8337, 351-8338, 351-8339, 351-8340, 351-8341, 351-8342, 351-8343, 351-8344, 351-8345, 351-8346, 351-8347, 351-8348, 351-8349, 351-8350, 351-8351, 351-8352, 351-8353, 351-8354, 351-8355, 351-8356, 351-8357, 351-8358, 351-8359, 351-8360, 351-8361, 351-8362, 351-8363, 351-8364, 351-8365, 351-8366, 351-8367, 351-8368, 351-8369, 351-8370, 351-8371, 351-8372, 351-8373, 351-8374, 351-8375, 351-8376, 351-8377, 351-8378, 351-8379, 351-8380, 351-8381, 351-8382, 351-8383, 351-8384, 351-8385, 351-8386, 351-8387, 351-8388, 351-8389, 351-8390, 351-8391, 351-8392, 351-8393, 351-8394, 351-8395, 351-8396, 351-8397, 351-8398, 351-8399, 351-8400, 351-8401, 351-84

NE 1/4 SEC. 10,  
T.1S., R.68W.,  
SOUTH P.M.

NE 1/4 SEC. 10,  
T.1S., R.68W.,  
SOUTH P.M.

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

NE 1/4 SEC. 10,  
T.1S., R.68W., SOUTH P.M.

N89°19'25"E 2608.88'  
NORTH LINE OF THE SE 1/4 OF SEC. 10

N89°19'25"E 2638.88'

C 1/4 CORNER SECTION 10,  
T.1S., R.68W.,  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "K&S SURVIVOR"  
LS 24889 (2004)

N00°46'00"W 2638.77'  
WEST LINE OF THE  
SE 1/4 OF SEC. 10  
(BASIS OF BEARINGS)

SOUTH 45TH AVENUE  
(35' WIDE PUBLIC ROW)  
REC. NO. 00401697

LOT 1  
OWNER: BRIGHTON  
DEVELOPMENT  
REC. NO. 00401697

SE 1/4 SEC. 10,  
T.1S., R.68W.,  
SOUTH P.M.

POINT OF  
COMMENCEMENT  
S 1/4 CORNER SECTION 10,  
T.1S., R.68W.,  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "K&S SURVIVOR"  
LS 25016 (1997)

POINT OF  
REMARK  
S 1/4 CORNER SECTION 10,  
T.1S., R.68W.,  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "K&S SURVIVOR"  
LS 25016 (1997)

EAST BROADWAY LANE  
(60' WIDE PUBLIC ROW)  
REC. NO. 00401697

S85°31'29"W  
300.78'  
S89°19'25"E 2638.88'

SE CORNER SECTION 10,  
T.1S., R.68W.,  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "K&S SURVIVOR"  
LS 25016 (1997)

LEGEND

--- ANNEXATION BOUNDARY  
--- SECTION LINE  
--- DENSITIES PRESENT CITY  
OR BRIGHTON LIMITS

S89°17'39"W  
29.93'  
S00°42'21"E  
368.86'  
S06°10'8"13"W  
251.79'

SOUTH 50TH AVENUE  
(60' WIDE PUBLIC ROW)  
(NO DOCUMENTS FOUND)

E 1/4 CORNER SECTION 10,  
T.1S., R.68W.,  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "K&S SURVIVOR"  
LS 24889 (2004)

LOT 2, BLOCK 1  
OWNER: BRIGHTON  
DEVELOPMENT  
REC. NO. 00401697

LOT 13

LOT 13

TRACT F

LOT 12



DATE OF REVISION	BY	NO.
08/08/08	JK	1
08/08/08	JK	2