

RESOLUTION NO. 2022-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION, AND SETTING A PUBLIC HEARING FOR SEPTEMBER 20, 2022, TO DETERMINE IF THE PROPOSED APPROXIMATE 150.586 ACRE PARCEL, TO BE KNOWN AS THE SWINK PROPERTY ANNEXATION, COMPLIES WITH STATUTORY REQUIREMENTS FOR SUCH ANNEXATION

WHEREAS, pursuant to the laws of the State of Colorado, a Petition for Annexation (the "Petition") was presented to the City of Brighton (the "City"); and

WHEREAS, the Petition requests the annexation of approximately 150.586 acres of contiguous unincorporated territory, situated, lying, and being in the County of Adams, State of Colorado, as more particularly described in EXHIBIT A, attached and shown in EXHIBIT B, attached, hereto (the "Property"), into the City; and

WHEREAS, a representative of Innovative Land Consultants, Inc. (the "Applicant"), submitted the Petition, attached hereto as Exhibit C, on behalf of Alvin W. Swink, and Swink Family Farms LLLP, owners of 100% of the Property (the "Owners"); and

WHEREAS, the City Council has reviewed the Petition, as presented by the Applicant, and has determined that the Petition is in substantial compliance with the applicable laws of the State of Colorado and with the City of Brighton's for an annexation petition; and

WHEREAS, the City Council desires to adopt, by resolution, its findings in regard to such Petition and to set a public hearing in regard to such Petition.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Brighton, Colorado, as follows:

Section 1. The Petition, attached hereto and incorporated herein by reference as EXHIBIT C, is in substantial compliance with the applicable laws of the State of Colorado, i.e., C.R.S. § 31-12-107, *et seq.*

Section 2. The City Council will hold a public hearing for the purpose of determining if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, at the following time, date, and place:

Tuesday, September 20, 2022, 6:00 p.m.  
City Council Chambers  
500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601

Any person may appear at such hearing and present evidence relative to the proposed annexation.

Section 3. Upon completion of the hearing, the City Council of the City of Brighton, Colorado shall set forth, by resolution, its findings of fact and its conclusion based thereon with reference to the eligibility of the proposed annexation, whether the statutory requirements of the proposed annexation have been met, and whether an election for the annexation is required.

Section 4. This Resolution is effective as of the date of its adoption.

RESOLVED this 2<sup>nd</sup> day of August, 2022.

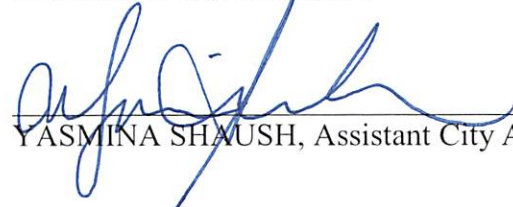
CITY OF BRIGHTON, COLORADO

  
\_\_\_\_\_  
GREGORY MILLS, Mayor

ATTEST:

  
\_\_\_\_\_  
NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
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



VICINITY MAP  
SCALE 1" = 2000'

## 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 2,658.77 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 2,658.88 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. 70;

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

1. SOUTH 89°17'30" WEST, A DISTANCE OF 60.00 FEET;
2. SOUTH 00°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.

## 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 39.37/100 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.

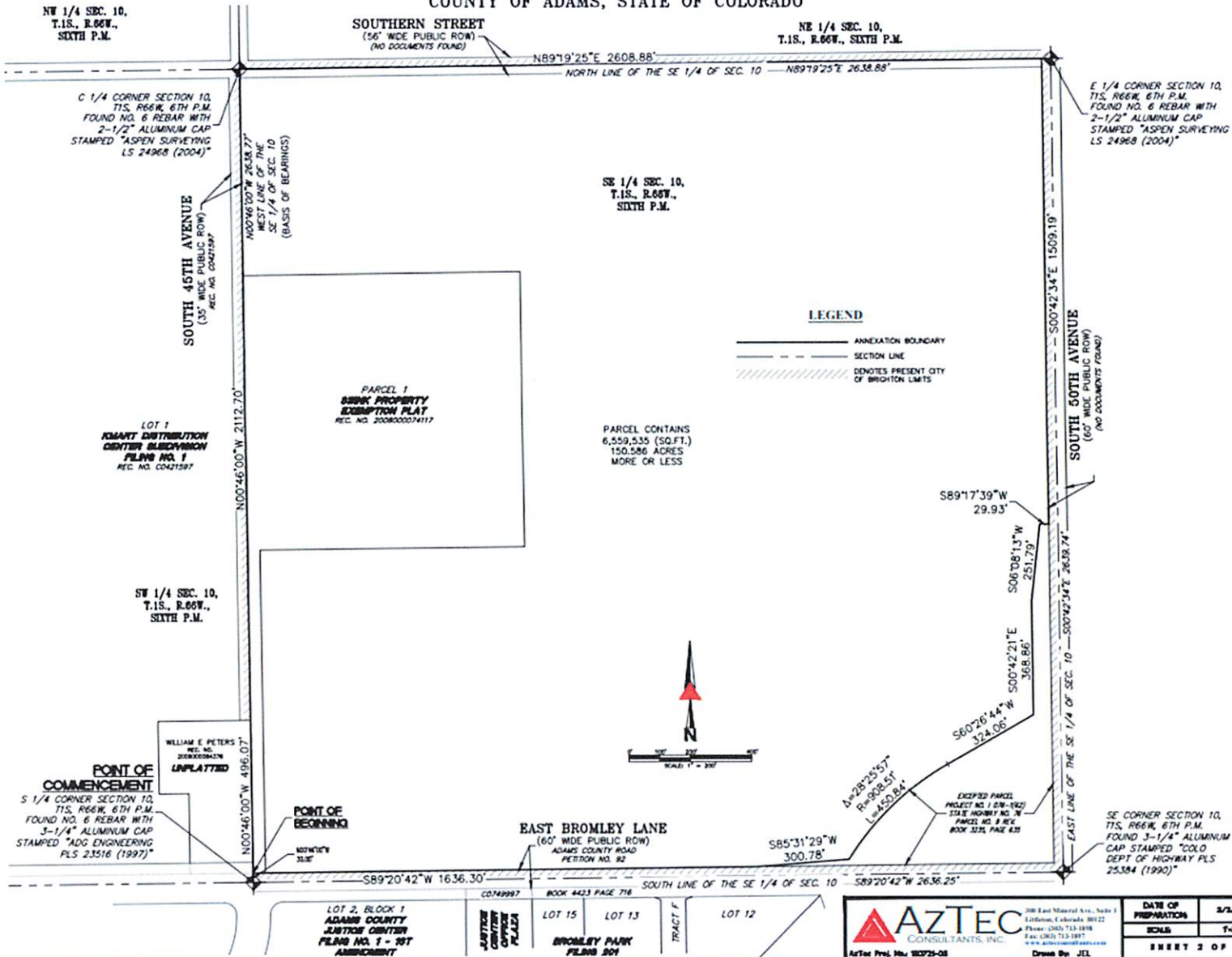


JAMES E. LYNCH  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

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.

## 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



## 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 exist 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

*P:\Community Development\Planning\FORMS\5 Template\Annexation Agreement\Annexation Petition (FINAL, CA APPROVED).doc*



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):	01569104 00001, 01569104 00002
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:	gpc
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	

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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 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	

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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>gr</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	

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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):	015690000090
Signature of Owner:	x Alvin W. 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	
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Signature	
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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 \_\_\_\_\_

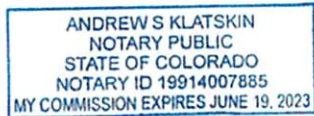
Signature \_\_\_\_\_ Initials \_\_\_\_\_

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

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

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

WITNESS my hand and official seal.



Andrew S. Klatskin  
Notary Public  
My commission expires:  
6/19/2023

Annexation Petition  
Page 5



**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;

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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:

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2. SOUTH 06°08'13" WEST, A DISTANCE OF 251.79 FEET;
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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



VICINITY MAP  
SCALE 1" = 2000'

## 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:

COMMENCED AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°10'15" WEST, A DISTANCE OF 2,638.77 FEET, WITH ALL BEARINGS HEREIN RELATIVE THEREIN;

THENCE NORTH 00°10'15" 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°10'15" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 438.07 FEET TO A POINT ON THE CITY OF BRIGHTON BOUNDARY;

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

1. NORTH 00°10'15" WEST, A DISTANCE OF 2,312.71 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
2. NORTH 89°10'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,638.84 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;
3. SOUTH 00°10'15" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,508.17 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°10'25" WEST, A DISTANCE OF 60.00 FEET;
2. SOUTH 00°10'15" WEST, A DISTANCE OF 204.70 FEET;
3. SOUTH 00°10'15" EAST, A DISTANCE OF 308.06 FEET;
4. SOUTH 89°10'25" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A TANGENT CURVE (CIRCULAR SOUTHEASTERLY) HAVING A RADIUS OF 100.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°03'11" AND A LENGTH OF 430.84 FEET;
6. SOUTH 89°10'25" WEST, A DISTANCE OF 300.76 FEET TO A POINT ON SAID CITY OF BRIGHTON BOUNDARY;

THENCE SOUTH 89°10'25" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 1,636.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151,624 ACRES (SUBJECT TO 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. LYNN, 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 CERTIFICATE 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. LYNN  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
393 EAST MINERAL AVENUE, SUITE 1  
LYNN, CO. 80122  
(303) 712-1888

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.

## GENERAL NOTES

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DENOTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37 INCHES. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL SYSTEM OF STANDARDS AND TECHNIQUES."
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°10'15" 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 DISCOVERED 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. FOR THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON WAS MADE AND DRAWN 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 1/16 CONTIGUOUS PERIMETER:	1,896.54 FEET
CONTIGUOUS BOUNDARY:	7,844.08 FEET (77.08%)



DATE OF PREPARATION:	5/1/2002
SCALE:	1"=200'
SHEET 1 OF 2	

LAST REVISED: 7/14/2002

AZTEC CONSULTANTS, INC.  
393 EAST MINERAL AVENUE, SUITE 1  
LYNN, CO. 80122  
(303) 712-1888

A PORTION OF SECTION 10,

**TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,**

NY 1/4 SEC. 10.  
 T.S. RABV.  
 SIXTH P.M.

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

NS 1/4 SEC. 10.  
 7.15, 2.00V, SIXTH P.M.

C 1/4 CORNER SECTION 10,  
T15S, R08E, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPED "ASPEN SURVEYING  
LS 34268 (2004)"

**SOUTH 45TH AVENUE  
(13<sup>TH</sup> WIDE PUBLIC ROW)**

LOT 1  
COUNT DISTRICTION  
CENTER ALABAMA  
FIELD NO. 1  
REC. NO. 0471387

SV 1/4 SEC. 10,  
T.12, 2.007,  
SEVEN P.M.

**POINT OF  
COMMENCEMENT**  
S 1/4 CORNER SECTION 10,  
T15S, R66E, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
STAMPED "ADD ENGINEERING  
PLS 23516 (1997)"

WILLIAM E. PETERS  
196.07

**WITNESS**

**EAST BROMLEY LANE**  
(60' WIDE PUBLIC ROW)  
ADAMS COUNTY ROAD  
SECTION NO. 62

**LOT 2, BLOCK 1  
ADAMS COUNTY  
JAYHAWK CEMETERY  
FIELD NO. 1 - 20  
AMERICAN**

LOT 15 LOT 16  
BROWLEY PLANT  
FLOOR 201

**LOT 12**



**AZTEC**  
CONSULTANTS INC.

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Littleton, Colorado 80123  
Phone: (303) 715-0900  
Fax: (303) 715-1007  
http://www.dynalene.com

DATE OF PREPARATION	8/6/78
BOOK	7-107
SHEET 2 OF 2	