

GREIN PROPERTY ANNEXATION NO. 2

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION - SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;
- 2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
- 3) NORTH 89°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;
- 2) TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;
- 3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'52", AN ARC LENGTH OF 108.48 FEET;
- 4) TANGENT WITH SAID CURVE, SOUTH 22°34'27" WEST, A DISTANCE OF 66.84 FEET;
- 5) SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;
- 6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'13", AN ARC LENGTH OF 79.42 FEET;
- 7) TANGENT WITH SAID CURVE, SOUTH 42°31'18" WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;
- 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'21", AN ARC LENGTH OF 39.73 FEET;
- 9) TANGENT WITH SAID CURVE, SOUTH 30°50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;
- 10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'13", AN ARC LENGTH OF 49.65 FEET;
- 11) TANGENT WITH SAID CURVE, SOUTH 06°06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

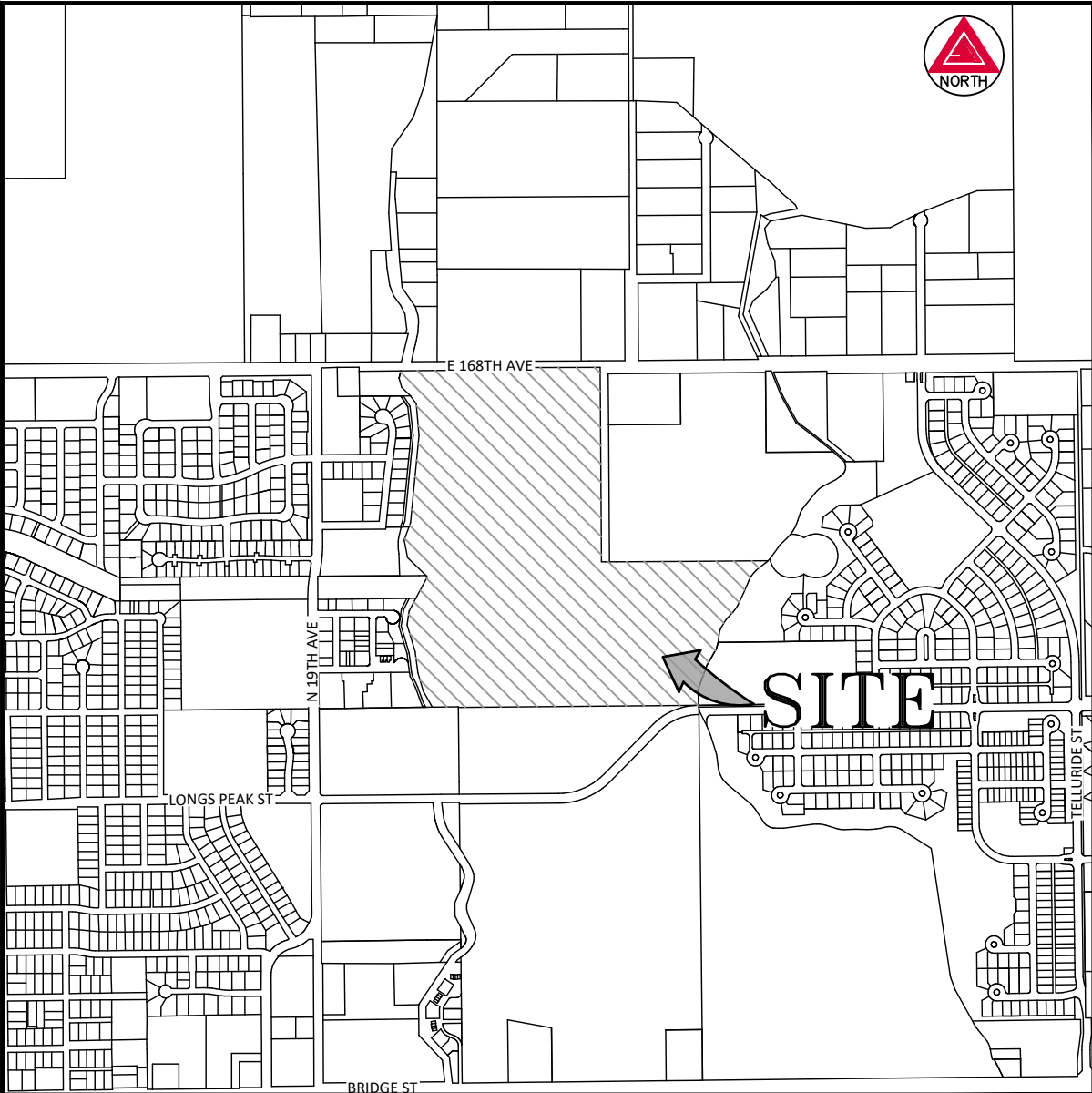
THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 06°15'40" WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'35", AN ARC LENGTH OF 48.45 FEET;
- 3) NON-TANGENT TO SAID CURVE, SOUTH 46°09'10" WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°50'47" EAST;
- 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'06", AN ARC LENGTH OF 59.26 FEET;
- 5) NON-TANGENT TO SAID CURVE, SOUTH 16°27'10" WEST, A DISTANCE OF 93.65 FEET;
- 6) SOUTH 17°04'40" WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;
- 7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'00", AN ARC LENGTH OF 79.29 FEET;
- 8) TANGENT WITH SAID CURVE, SOUTH 09°02'20" EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 89°21'25" WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B497026, CHRISTINE PLACE SUBDIVISION AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017000047035, OVERLAND HILLS AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0018528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 29°23'17" WEST, A DISTANCE OF 125.49 FEET;
- 2) NORTH 16°00'27" WEST, A DISTANCE OF 133.06 FEET;
- 3) NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;
- 4) NORTH 16°31'37" WEST, A DISTANCE OF 189.90 FEET;
- 5) NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;
- 6) NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;



VICINITY MAP

SCALE 1" = 1000'

ANNEXATION DESCRIPTION CONTINUED

- 7) NORTH 45°51'26" WEST, A DISTANCE OF 191.14 FEET;
- 8) NORTH 10°47'26" WEST, A DISTANCE OF 122.60 FEET;
- 9) NORTH 19°47'53" EAST, A DISTANCE OF 127.99 FEET;
- 10) NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;
- 11) NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;
- 12) NORTH 36°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;
- 2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;
- 3) NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°26'43" EAST, A DISTANCE OF 2634.32 FEET.

GENERAL NOTES

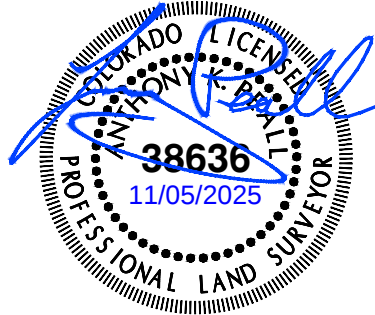
1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
2. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, 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.
3. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC..

ANNEXATION TABLE

TOTAL PERIMETER:	17,484.28 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	2,914.05 FEET
CONTIGUOUS PERIMETER:	4,806.76 FEET

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.



ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
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 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.

SCALE N.T.S.	DWG RDS	TP	DATE 12/21/2023		
				ADDRESS	COMMENTS
			4/11/24	TP	BY
			DATE		COMMENT

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND

300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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www.aztecconsultants.com

AZTEC
CONSULTANTS, INC.

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND

1500 WEST CANAL COURT LITTLETON, CO 80120

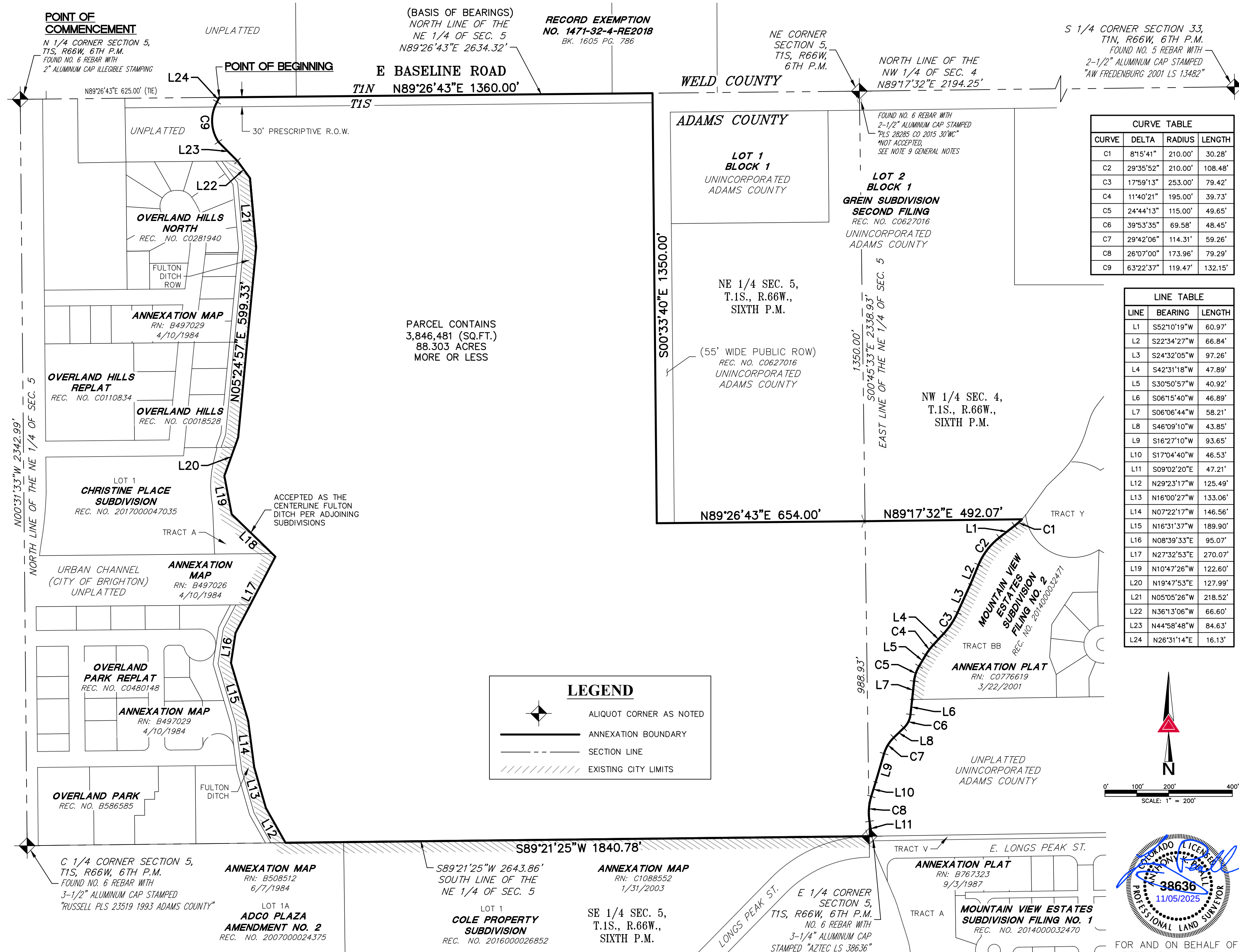
SHEET
ONE

OF 2 SHEETS

JOB NO. 54823-19

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



SCALE
1"=200'

DATE
12/21/2023

BY
TP

DATE
4/11/24

ADDRESS COMMENTS

COMMENT

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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AZTEC
CONSULTANTS, INC.

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND

1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET
TWO

OF 2 SHEETS

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