

**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):

 X 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):

 X 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)

 X 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 _____ day of _____, 20____.

[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 _____ of _____

Name of Owner (print):	
Address of Parcel within the Annexation Boundary (number, street, city):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
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.)

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 _____ of _____

Signature _____ Initials _____

Print Name	Title
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Signature	Initials
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Print Name	Title
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Signature	Initials
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Print Name	Title
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STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

WITNESS my hand and official seal.

Notary Public
My commission expires:

Annexation Petition
Page 5

Exhibit A to Petition of Annexation

Grein Property, 16300 E. 168th Avenue, Brighton, Colorado 80601

Legal Description

PARCEL 1:

THAT PART OF THE NE1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION WITH THE CENTER LINE OF THE FULTON DITCH, SAID POINT BEING 625 FEET EAST OF THE NW CORNER OF SAID NE1/4 OF SAID SECTION;
THENCE EAST ALONG SAID SECTION AND TOWNSHIP LINE 711 FEET TO THE CENTER OF THE FULTON HIGH LINE DITCH;
THENCE SOUTHERLY ALONG THE CENTER LINE OF FULTON HIGH LINE DITCH TO THE SOUTH LINE OF SAID NE1/4 AND TO A POINT 1155 FEET EAST OF THE SW CORNER OF SAID NE1/4;
THENCE WEST ALONG THE SOUTH LINE OF SAID NE1/4 355 FEET TO THE CENTER LINE OF THE FULTON DITCH;
THENCE NORTHERLY ALONG THE CENTER LINE OF THE FULTON DITCH TO THE PLACE OF BEGINNING;
EXCEPT THAT PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 17, 1953 IN BOOK 478 AT PAGE [129](#), AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED JULY 18, 1967 IN BOOK 1375 AT PAGE [346](#).

AS AMENDED BY BOUNDARY AGREEMENT RECORDED MAY 2, 2008 UNDER RECEPTION NO. [2008000035125](#), IN THE RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SAID SECTIONS WITH CENTER LINE OF FULTON HIGH LINE DITCH, BEING 1155 FEET, MORE OR LESS, EAST FROM CENTER OF SAID SECTION 5;
THENCE EAST ALONG SAID QUARTER LINE 1500 FEET, MORE OR LESS, TO CENTER OF LINE OF BRIGHTON LATERAL DITCH;
THENCE IN A NORTHEASTERLY DIRECTION ALONG CENTER LINE OF SAID DITCH TO A POINT 1350 FEET SOUTHERLY AT RIGHT ANGLES FROM NORTH LINE OF SAID SECTIONS;
THENCE WESTERLY PARALLEL WITH AND 1350 FEET DISTANT FROM THE NORTH LINE OF SAID SECTIONS TO CENTER LINE OF FULTON HIGH LINE DITCH;
THENCE SOUTHERLY ALONG CENTER LINE OF SAID DITCH TO BEGINNING;

ALSO BEGINNING AT A POINT 649 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE SOUTH 1350 FEET;
THENCE WEST 20 FEET;
THENCE NORTH 1350 FEET;
THENCE EAST TO BEGINNING.

MEMORANDUM

To: City of Brighton

Prepared By: Allison Stavish

Date: April 19, 2024

RE: Grein Annexation Agreement
Exhibit B: Special Districts

PARCELS:

0156905100015
0156905100012
0156905100011

SPECIAL DISTRICTS:

RANGEVIEW LIBRARY DISTRICT
CENTRAL COLORADO WATER CONSERVATORY
FIRE DISTRICT 6 - GREATER B
SD 27 BOND (Brighton)
SD 27 GENERAL (Brighton)
URBAN DRAINAGE SOUTH PLATTE
URBAN DRAINAGE & FLOOD CONT

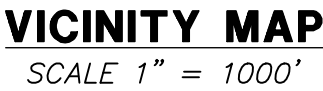
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

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:

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



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..

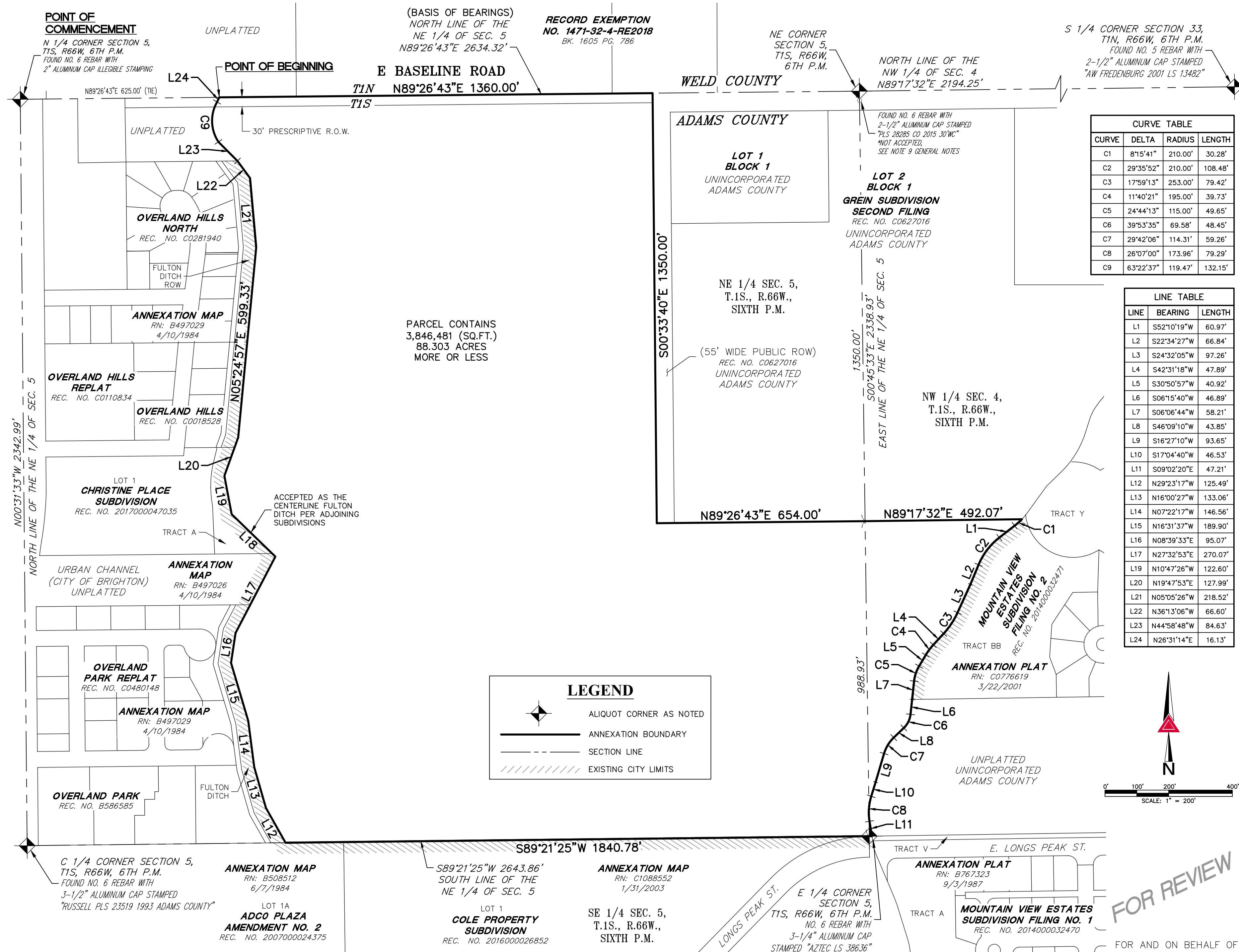
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FOR REVIEW

[illegible]

GREIN PROPERTY ANNEXATION MAP

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



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
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC
CONSULTANTS, INC.

ANNEXATION MAP
GREIN PROPERTY
BRIGHTON, COLORADO
PREPARED FOR
REDLAND

1500 WEST CANAL COURT LITTLETON, CO 80120

SHEET
TWO

OF 2 SHEETS

JOB NO. 54823-19