

James Property Annexation to the City of Brighton

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 1 South, Range 66 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 2

ANNEXATION BOUNDARY DESCRIPTION:

THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7, AND THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID EAST LINE NORTH 00°47'43" WEST, A DISTANCE OF 1268.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89°19'49" WEST, A DISTANCE OF 200.00 FEET; THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1268.53 FEET TO SAID NORTH RIGHT-OF-WAY; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY NORTH 89°24'34" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.83 ACRES OR 253,733 SQUARE FEET, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

AQUIRED RIGHT-OF-WAY DESCRIPTION:

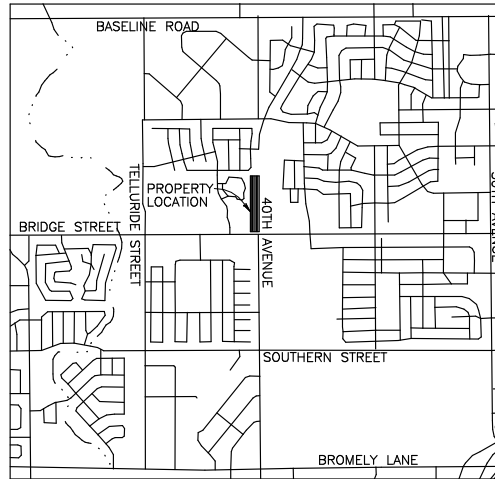
ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 18°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 1°05'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE NORTH 89°19'49" EAST, A DISTANCE OF 3.71 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1268.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES OR 11,901 SQUARE FEET, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

REMAINING JAMES PROPERTY DESCRIPTION:

ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 18°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 1°05'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°19'49" WEST, A DISTANCE OF 196.30 FEET; THENCE SOUTH 00°47'43" EAST, A DISTANCE OF 1256.49 FEET TO THE POINT OF BEGINNING, CONTAINING 5.55 ACRES OR 241,832 SQUARE FEET, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=2000'

ANNEXATION TABLE:

TOTAL PERIMETER:	2937.34 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	489.56 FEET
CONTIGUOUS BOUNDARY:	2937.34 FEET

PURPOSE AND INTENT:

THE PURPOSE OF THIS MAP IS TO ANNEX THE DESCRIBED PROPERTY INTO THE CITY OF BRIGHTON.

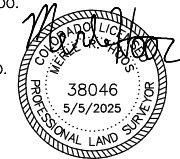
NOTES:

- 1) BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°46'56" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) THIS MAP DOES NOT CONSTITUTE A LAND SURVEY PLAT BY AMERICAN WEST LAND SURVEYING. THIS MAP WAS CREATED USING EXISTING SURVEY INFORMATION FROM ADJACENT RECORDED SUBDIVISION PLATS AND DOCUMENTS, AND ROTATED TO MATCH THE BASIS OF BEARING SHOWN HEREON.
- 2) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 4) 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. IN NO EVENT SHALL THE LIABILITY EXCEED THE DOLLAR AMOUNT FOR THIS SURVEY.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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.

MERLE R. HOOS PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



American West
Land Surveying Co.
A Family Owned Corporation Since 1991

PO Box 129, Brighton, CO 80601 • P:303-659-1532 • mrv.amw@gmail.com

SCALE: 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: February 14, 2024

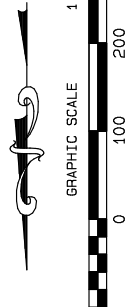
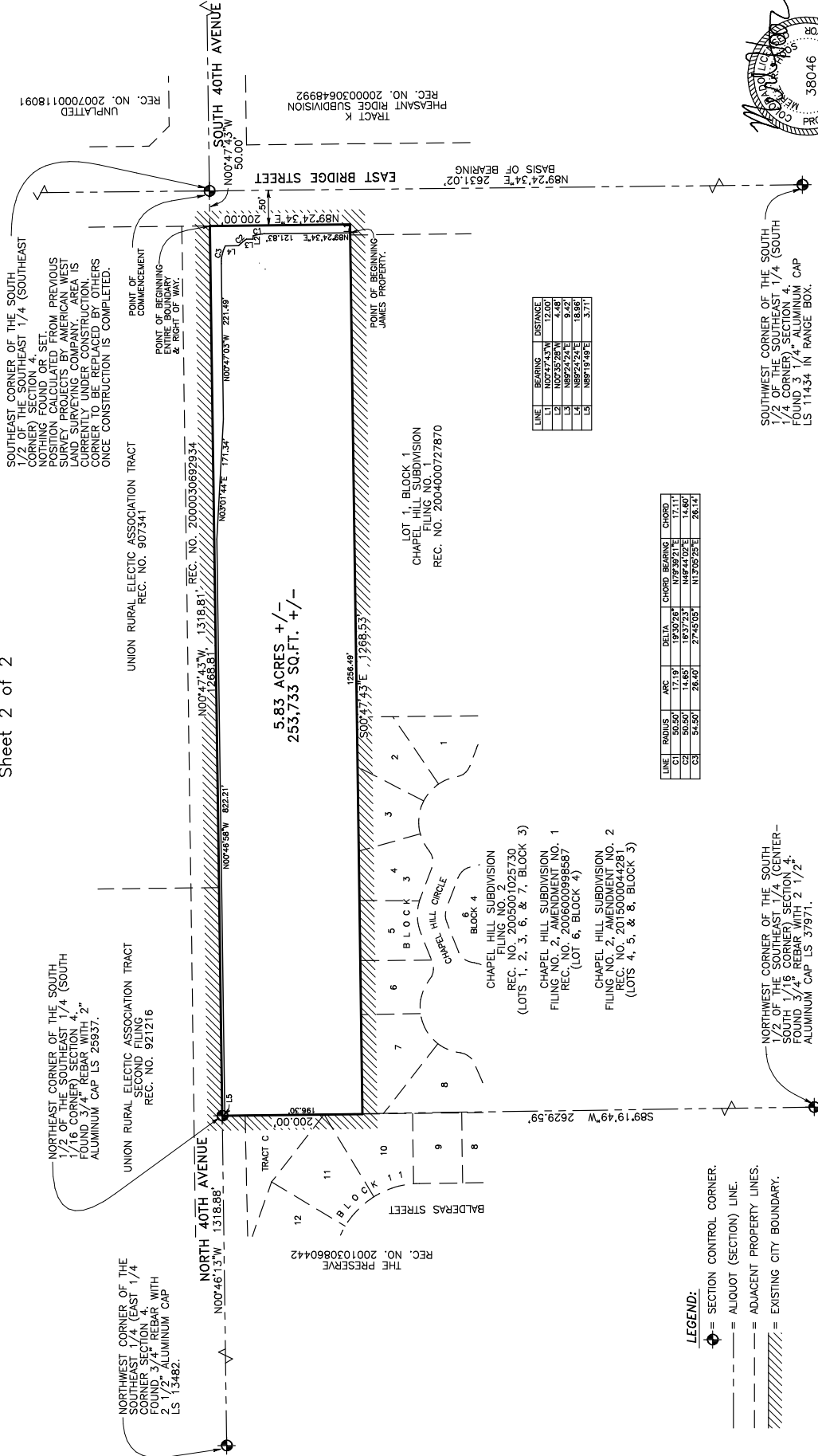
REVISIONS: 2/11/2023, 5/5/2025

FILE: Z:\T_S\T1S_R66W\S4\BRIDGE ST ANNEX\ANNEX.pro JOB NO: 24-056

James Property Annexation to the City of Brighton

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 1 South, Range 66 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 2



American West
Land Surveying Co.
A Land Surveying Corporation Since 1991
P.O. Box 129, Brighton, CO 80601 • P:303-659-1532 • mth.amw@gmail.com
SCALE: 1" = 100' DRAWN BY: MRR CHECKED BY: CQH DATE: February 14, 2024
PROJECT: 2024-11-2025, 3/19/2025 JOB NO: 24-036