

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

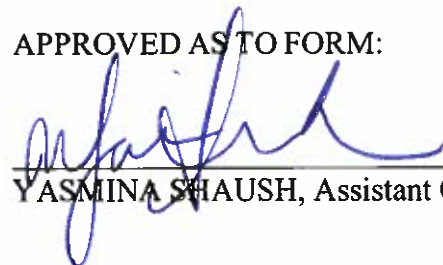
  
\_\_\_\_\_  
GREGORY MILLS, Mayor

ATTEST:

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

Published in the *Brighton Standard Blade*  
First Publication: September 29, 2022  
Final Publication: January 12, 2023

APPROVED AS TO FORM:

  
\_\_\_\_\_  
YASMINA SHHAUSH, 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.

# EXHIBIT B

## 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 SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH 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 89° 00' 00" WEST, A DISTANCE OF 243.88 FEET, WITH AN INTERIOR ANGLE OF 120° 00' 00" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 08° 00' 00" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 46.07 FEET TO A POINT ON THE CITY OF BRIGHTON BOUNDARY;

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

1. SOUTH 89° 00' 00" WEST, A DISTANCE OF 2,112.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
2. NORTH 89° 00' 00" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 2,438.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;
3. SOUTH 89° 00' 00" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10;
- THENCE, ALONG SAID WESTERN FRONT-OF-YARD, THE FOLLOWING BEING (9) COURSES:

1. SOUTH 89° 00' 00" WEST, A DISTANCE OF 46.00 FEET;
2. SOUTH 09° 00' 00" WEST, A DISTANCE OF 204.79 FEET;
3. SOUTH 09° 00' 00" EAST, A DISTANCE OF 208.88 FEET;
4. SOUTH 89° 00' 00" WEST, A DISTANCE OF 234.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 204.79 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180° 00' 00" WEST, AN ARC LENGTH OF 438.88 FEET;
6. SOUTH 89° 00' 00" WEST, A DISTANCE OF 200.79 FEET TO A POINT ON SAID CITY OF BRIGHTON BOUNDARY;

THENCE SOUTH 89° 00' 00" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 1,008.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,614.00 SQUARE FEET, MORE OR LESS.



### GENERAL NOTES

1. PER U.S. 30-31-106, "ALL AREA LIMITS DESCRIBED ON THIS LAND SURVEY PLAN SHALL BE SUBJECT TO THE METRIC CONVERSION OF ALL DIMENSIONS TO METERS AND DECIMALS THEREOF, TO THE NEAREST MILLIMETER AND TO THE NEAREST HUNDREDTH (0.01) OF A METER."
2. BASE OF BEGINNING: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, COMMENCING AT SOUTH SECTION AND HAVING A BEARING OF NORTH 89° 00' 00" WEST.
3. BOUNDARY OF CITY OF BRIGHTON: THE EAST LINE OF THE EAST QUARTER OF SECTION 10, COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10 AND EXTENDING EAST TO THE POINT OF BEGINNING. THE CITY OF BRIGHTON BOUNDARY SHALL BE SUBJECT TO ANY CHANGES TO THE CITY OF BRIGHTON BOUNDARY THAT MAY BE MADE BY THE CITY OF BRIGHTON FROM THE DATE OF THE CERTIFICATION OF THIS INSTRUMENT.
4. PER THE STATE OF COLORADO BOARD OF LAND SURVEYING, PROFESSIONAL SURVEYORS, ENGINEERS, AND PROFESSIONAL LAND SURVEYORS SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMISSION OF THIS INSTRUMENT TO THE STATE OF COLORADO BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS FOR REVIEW AND RECORDATION. THIS INSTRUMENT IS SUBJECT TO THE REVIEW AND RECORDATION OF THE BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS. THE BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS SHALL BE RESPONSIBLE FOR THE REVIEW AND RECORDATION OF THIS INSTRUMENT TO THE STATE OF COLORADO BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS. THE BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS SHALL BE RESPONSIBLE FOR THE REVIEW AND RECORDATION OF THIS INSTRUMENT TO THE STATE OF COLORADO BOARD OF LAND SURVEYING AND PROFESSIONAL LAND SURVEYORS.

### ANNUAL TARIFFS

TOTAL POINTS: 10,140.28 FEET  
REQUIRED 1/4 CORNERS PERMITS: 1,008.23 FEET  
CORNERS BOUNDARY: 7,899.88 FEET (77.81%)

### CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS ANNEXATION HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ON THIS 14th DAY OF July, 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

### SEVERANCE CERTIFICATE

I, JAMES E. L'HEON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ANNEXATION WAS REPRESENTED BY THIS PLAN AS BEING THE LAND OF THE CITY OF BRIGHTON, COLORADO, AND THAT THE ANNEXATION WAS NOT CONSIDERED A "SEE-THROUGH" ANNEXATION. THIS ANNEXATION IS SUBJECT TO THE METRIC CONVERSION OF ALL DIMENSIONS TO METERS AND DECIMALS THEREOF, TO THE NEAREST MILLIMETER AND TO THE NEAREST HUNDREDTH (0.01) OF A METER. THIS ANNEXATION IS SUBJECT TO THE METRIC CONVERSION OF ALL DIMENSIONS TO METERS AND DECIMALS THEREOF, TO THE NEAREST MILLIMETER AND TO THE NEAREST HUNDREDTH (0.01) OF A METER.



JAMES E. L'HEON  
LAND SURVEYOR  
1005 AND 10100 W. STATE ST., SUITE 100  
DENVER, COLORADO 80202  
(303) 733-1000

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH LOCAL ORDINANCES AND REGULATIONS THAT MAY APPLY TO THIS ANNEXATION. YOU SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF BRIGHTON AND THE STATE OF COLORADO BEFORE THIS ANNEXATION IS RECORDED.

**AZTEC**  
CONSULTANTS, P.C.  
1000 PINE ST. SUITE 200  
DENVER, CO 80202  
(303) 733-1000

DATE OF PREPARATION	DATE
DATE OF REVISION	DATE
SHEET 1 OF 3	

LAST REVISED: 7/14/2022

# SWINK ANNEXATION TO THE CITY OF BRIGHTON

## TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



**AZTEC**  
 CONSULTANTS, INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8888  
 FAX: 303.733.8889  
 WWW.AZTECCON.COM

LOT	AREA	ACRES
LOT 1	0.15	0.15
LOT 2	0.15	0.15
LOT 3	0.15	0.15
LOT 4	0.15	0.15
LOT 5	0.15	0.15
LOT 6	0.15	0.15
LOT 7	0.15	0.15
LOT 8	0.15	0.15
LOT 9	0.15	0.15
LOT 10	0.15	0.15
LOT 11	0.15	0.15
LOT 12	0.15	0.15
LOT 13	0.15	0.15
LOT 14	0.15	0.15
LOT 15	0.15	0.15
LOT 16	0.15	0.15
LOT 17	0.15	0.15
LOT 18	0.15	0.15
LOT 19	0.15	0.15
LOT 20	0.15	0.15

**NOTICE:**  
 THIS PLAN IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO AND THE CITY OF BRIGHTON. THE CITY OF BRIGHTON HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES. THE CITY OF BRIGHTON HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES.

**APPROVED:**  
 \_\_\_\_\_  
 CITY CLERK

**APPROVED:**  
 \_\_\_\_\_  
 COUNTY CLERK

**APPROVED:**  
 \_\_\_\_\_  
 TOWNSHIP CLERK

**APPROVED:**  
 \_\_\_\_\_  
 COUNTY ENGINEER

**APPROVED:**  
 \_\_\_\_\_  
 COUNTY SURVEYOR

## 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.

Name of Owner (print):	Swak Family Farms LLC
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 Swak
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.)*

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado

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:	5-29-2022
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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**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado.

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:	<i>Lynne R. Swink</i>
Date of Signature:	5-23-2022
Initials of Circulator:	<i>JS</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.)*

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed heron represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado.

Name of Owner (print)	Swink Family Farms, LLC
Address of Parcel within the Annexation Boundary (number, street, city)	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	0156710400001, 0156710400002
Signature of Owner:	x <i>Oliver W Swink</i>
Date of Signature:	5-23-2022
Initials of Circulator:	<i>OS</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.)*

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado

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):	015240000190
Signature of Owner:	* 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.)*

**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. Capicelatro Initials JVC  
Print Name JAMES V. CAPECELATRO 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. Capicelatro.

WITNESS my hand and official seal.

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

Andrew Sklatkin  
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 2,590.91 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
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**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**

That certain portion of the SW/4 of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, as shown on the attached plat, containing approximately 1.25 acres, more or less, and being more particularly described as follows: ...

**VICINITY MAP**

SCALE 1" = 200'

**GENERAL NOTES**

1. The site is shown on the attached plat and is bounded on the north by the SW/4 of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, as shown on the attached plat.
2. The site is shown on the attached plat and is bounded on the south by the SW/4 of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, as shown on the attached plat.
3. The site is shown on the attached plat and is bounded on the east by the SW/4 of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, as shown on the attached plat.
4. The site is shown on the attached plat and is bounded on the west by the SW/4 of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, as shown on the attached plat.

**ANNEXATION TABLE**

SECTION	TOWNSHIP	RANGE	MERIDIAN
10	1 SOUTH	66 WEST	SIXTH PRINCIPAL

**CITY COUNCIL APPROVAL**

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing petition, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

\_\_\_\_\_  
 CITY CLERK

**SPONSOR'S CERTIFICATE**

I, \_\_\_\_\_, Sponsor of the above described land, do hereby certify that the information contained in the foregoing petition is true and correct to the best of my knowledge and belief, and that I am a resident of the City of Brighton, Colorado.

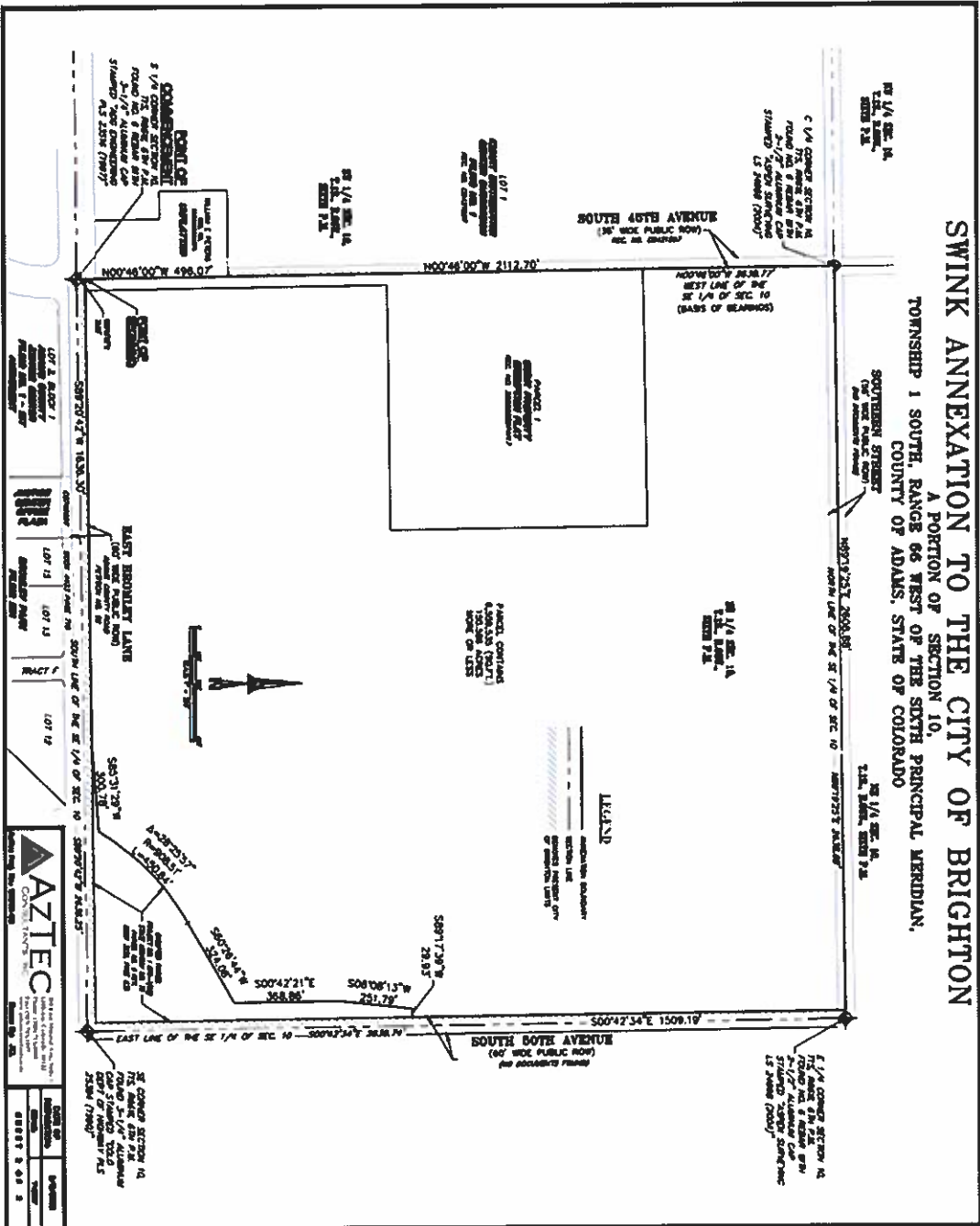


I, \_\_\_\_\_, Notary Public for the State of Colorado, do hereby certify that the foregoing petition was read and approved by the City Council of the City of Brighton, Colorado, on this day of \_\_\_\_\_, 200\_\_.

**AZTEC**  
 COMMUNITY DEVELOPMENT  
 1000 E. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1000  
 FAX: 303.733.1001

# SWINK ANNEXATION TO THE CITY OF BRIGHTON

A PORTION OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SOUTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO



**AZTEC**  
CONSTRUCTION

214 West 10th Street  
Brighton, CO 80601  
Phone: 303.438.1234  
Fax: 303.438.1235

DATE	DESCRIPTION	BY
08/17/03	ISSUED	...
08/17/03	...	...