

ORDINANCE NO. 2487  
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION

WHEREAS, a Petition for Annexation (the "Petition") of the property more particularly described in EXHIBIT A and shown in EXHIBIT B (the "Property"), was filed with the City of Brighton (the "City") on November 12, 2024; and

WHEREAS, the Petition was signed by an authorized representative of Brookfield Residential LLC, the owner of one hundred percent (100%) of the Property; and

WHEREAS, the City Council held a Regular Meeting on September 2, 2025, and passed Resolution No. 2025-56, accepting said Petition, attached hereto as EXHIBIT C, as compliant with C.R.S. § 31-12-107, and setting the matter of annexation for a public hearing on October 7, 2025 (the "Public Hearing"); and

WHEREAS, at the Public Hearing, the City Council found and determined that: (1) the applicable provisions of the "Municipal Annexation Act," C.R.S. § 31-12-101 *et seq.*, have been met; (2) an election was not required under the Municipal Annexation Act; and (3) no additional terms or conditions to the annexation are to be imposed; and

WHEREAS, notice of the Public Hearing was published in *The Brighton Standard Blade* on September 11, September 18, September 25, and October 2, 2025, with such notice being 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

WHEREAS, a copy of the published notice, resolution of eligibility, and the Petition were sent by registered mail to the Clerk of the Board of County Commissioners of Adams County, applicable special districts, and applicable school districts on April 25, 2024, being no less than twenty-five (25) days prior to the public hearing, as required by C.R.S. § 31-12-108.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The annexation by and to the City of Brighton, State of Colorado, of the Property more particularly described in EXHIBIT A and shown in

EXHIBIT B, attached hereto and incorporated herein, situated, lying, and being in the County of Adams, State of Colorado, to be known as the Brighton Crossing Annexation, is hereby approved.

Section 2. Pursuant to C.R.S. § 31-12-115, rezoning of the Property shall be completed within ninety (90) days from the effective date of this Ordinance.

Section 3. The Property 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.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance, either as presented or as amended, shall be published in full as it was adopted after the initial reading. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8

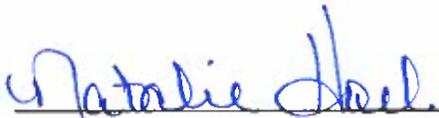
INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 7<sup>TH</sup> DAY OF OCTOBER 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 21<sup>ST</sup> DAY OF OCTOBER 2025.

CITY OF BRIGHTON, COLORADO

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

ATTEST:

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

Published in the *Brighton Standard Blade*

First Publication: October 16, 2025

Final Publication: October 30, 2025

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JAMES GALLAGHER, Assistant City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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 NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "SOUTH 89°21'16" WEST, 1005.88 FEET" ALONG THE SOUTHERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 875.80 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;

THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 08°38'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;

3. SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'13" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH 13°33'59" WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 13°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°53'38" EAST, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS

EXHIBIT B  
ANNEXATION MAP

[ATTACHED AS A SEPARATE DOCUMENT]

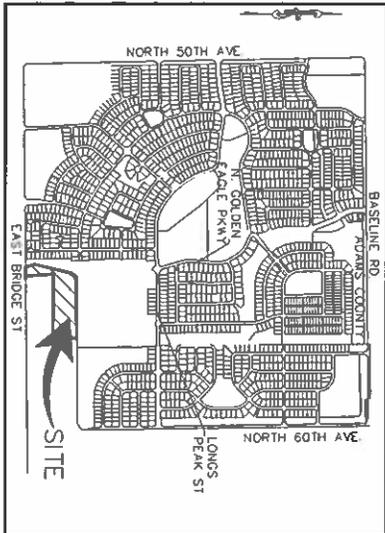
# BRIGHTON CROSSING ANNEXATION

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

**PURPOSE STATEMENT**  
THE PURPOSE OF THE ANNEXATION MAP IS TO RATHER GENERAL AND NUMERICAL EVIDENCE SUPPORTING THE SUBJECT PROPERTY'S QUALIFICATION FOR ANNEXATION INTO THE CITY OF BRIGHTON.

**LEGAL DESCRIPTION**

A PORTION OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, 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 NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAM NORTH 89°19'53" EAST, A DISTANCE OF 2833.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;  
THENCE SOUTH 37°27'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERN TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF SOUTH 89°21'16" WEST, 1004.88 FEET ALONG THE SOUTHERLY BOUNDARY OF BRONX CROSSING TRACT NO. 2, 8TH FLOOR, 800 WEST 17TH AVENUE, BRIGHTON, COLORADO;  
THENCE NORTH 89°21'16" WEST, A DISTANCE OF 594.30 FEET TO THE CORNER OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;  
THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 92°11'46" EAST, A DISTANCE OF 675.80 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°28'31" EAST, A DISTANCE OF 105.05 FEET;  
THENCE SOUTH 89°24'44" WEST, A DISTANCE OF 97.56 FEET;  
THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;  
THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;  
THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;  
THENCE SOUTH 89°24'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERN RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;  
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2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;  
3. SOUTH 09°38'42" EAST, A DISTANCE OF 133.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET;  
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°00'00", AN ARC LENGTH OF 78.34 FEET;  
THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'16" WEST, A DISTANCE OF 1004.88 FEET TO THE CORNER OF BRONX CROSSING TRACT NO. 2, 8TH FLOOR, 800 WEST 17TH AVENUE, BRIGHTON, COLORADO;  
THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID TRACT 2, NORTH 13°33'56" WEST, A DISTANCE OF 137.31 FEET;  
THENCE ALONG SAID EASTERN BOUNDARY OF TRACT 2 AND THE EASTERN BOUNDARY AND THE EASTERN BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING PLUNG NO. 2, BRIGHTON CROSSING PLUNG NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;  
THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT 2, NORTH 13°33'56" WEST, A DISTANCE OF 137.31 FEET;  
THENCE ALONG SAID EASTERN BOUNDARY OF TRACT Z AND THE EASTERN BOUNDARY AND THE EASTERN BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING PLUNG NO. 2, BRIGHTON CROSSING PLUNG NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;  
THENCE CONTINUING ALONG THE EASTERN BOUNDARY OF SAID TRACT Y, NORTH 24°53'38" EAST, A DISTANCE OF 212.8 FEET TO THE CORNER OF RECORDS;  
CONTAINING AN AREA OF 7.712 ACRES, (338,949 SQUARE FEET), MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- 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 BEAM NORTH 89°19'53" EAST, A DISTANCE OF 2833.98 FEET.
- PER C.R.S. 38-51-106, "ALL LINEAL LIMITS DEPICED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET ONE METRE EQUALS 39.37"/U.S. SURVEY FEET EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL REFERENCES HEREON TO BOOKS, PAGES, LAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS RECORDED IN THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE IS THE SOURCE OF RECORD WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON.

**ANNEXATION TABLE**

TOTAL PERIMETER:	3,468.01 FEET
REQUIRED 1/8 CONTIGUOUS PERIMETER:	578.00 FEET
CONTIGUOUS BOUNDARY:	1,623.13 FEET (46.80%)

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, A.D.

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

**SURVEYOR'S CERTIFICATE**

I, ANTHONY K. PEARL, 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 REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. THE SOURCE OF RECORD WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON. 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.



ANTHONY K. PEARL, P.L.S. NO. 28635  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
PER SAID OR BEYOND AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMANDEE ANY LEGAL ACTION BASED UPON THIS CERTIFICATE TO THE SURVEYOR'S OFFICE. ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMANDED UNDER TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSING FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.8.B.2, THE WORD "CERTIFY" AS USED HEREON MAY BE A PROFESSIONAL LAND SURVEYOR'S OPINION AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

City of Brighton Development Review Committee  
ACCEPTED

Commissioner/Development Director: Sharon McDonald, City Utility Director 08/28/2025  
Planning: John Galt, Director  
Utilities: John Galt, Director  
Sustainability: John Galt, Director  
Public Works: John Galt, Director  
Fire/Police: John Galt, Director  
Title: City Clerk 08/28/2025

<p><b>ANNEXATION MAP</b> SE 1/4 SEC. 2, T.18S., R.66W., 6TH P.M. ADAMS COUNTY, COLORADO</p> <p>PREPARED FOR <b>BROOKFIELD RESIDENTIAL</b> 6485 GREENWOOD PLAZA BLVD STE 700, CENTENNIAL, CO 80111</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.azteccconsultants.com</p>	<p>SCALE N/A</p> <p>DATE: 2/27/25</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td>2/27/25</td> <td>TP</td> <td>ADDRESS CITY</td> </tr> </tbody> </table>	DATE	BY	COMMENT	2/27/25	TP	ADDRESS CITY
DATE	BY	COMMENT							
2/27/25	TP	ADDRESS CITY							



EXHIBIT C  
ANNEXATION PETITION

[ATTACHED AS A SEPARATE DOCUMENT]

**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.

  X   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)

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.

Name of Owner (print):	BROOKFIELD RESIDENTIAL
Address of Parcel within the Annexation Boundary (number, street, city):	N/A
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	0156902400003
Signature of Owner:	
Date of Signature:	8/11/2025
Initials of Circulator:	Peter Lauener
Name of Owner (print):	CITY OF BRIGHTON
Address of Parcel within the Annexation Boundary	N/A
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	SEE ATTACHED FOR LEGAL DESCRIPTION
Signature of Owner:	N/A
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.)*



**EXHIBIT A  
BRIGHTON CROSSING ANNEXATION TO THE CITY OF BRIGHTON**

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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 NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

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2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;
3. SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'13" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH 13°33'59" WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6<sup>TH</sup> AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 13°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°53'38" EAST, A DISTANCE OF 73.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS.

PREPARED BY:

ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

**EXHIBIT B  
BROOKFIELD ANNEXATION TO THE CITY OF BRIGHTON**

**SPECIAL DISTRICTS**

Greater Brighton Fire District

Rangeview Library District

Brighton 27J School District

West Adams Conservation District (Soil)

Central Colorado Water Conservancy District

Mile High Flood District, North Service Area

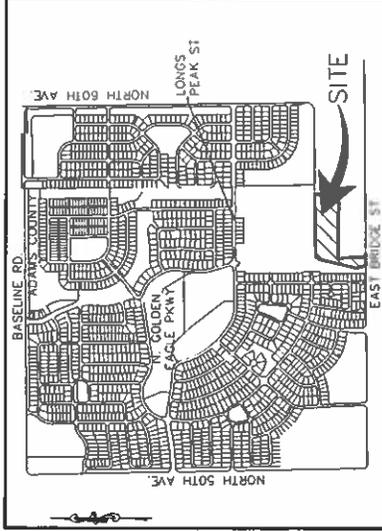
Regional Transportation District

South Beebe Draw Metropolitan District, Service Area

**EXHIBIT C**  
**BRIGHTON CROSSINGS ANNEXATION**  
**ANNEXATION BOUNDARY MAP**

# BRIGHTON CROSSING ANNEXATION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO



**VICINITY MAP**  
NOT TO SCALE

**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 \_\_\_\_\_, 2023, A.D.

\_\_\_\_\_  
MAYOR

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

**SURVEYOR'S CERTIFICATE**

I, ANTHONY K. PEALL, 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 THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH. I AM NOT PROVIDING ANY 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.



ANTHONY K. PEALL, PLS. NO. 30636  
PROFESSIONAL SURVEYOR  
FOR AND ON BEHALF OF 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.9.2 THE WORD "CERTIFY" AS USED HEREON SHALL BE CONSIDERED TO BE A STATEMENT OF OPINION. 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.

**GENERAL NOTES**

- 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 NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS NORTH 89°19'53" EAST, A DISTANCE OF 2843.98 FEET.
- PER C.E.S. 30-31-106, ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY (NIST) FEET.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS RECORDED IN THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE THE EXISTENCE OF UNRECORDED INTERESTS. ONLY PLATTED EASEMENTS OR EASEMENTS KNOWN TO THE SURVEYOR OF RECORD WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS ANNEXATION MAP IS TO FURNISH GRAPHICAL AND NUMERICAL EVIDENCE SUPPORTING THE SUBJECT PROPERTY'S QUALIFICATION FOR ANNEXATION INTO THE CITY OF BRIGHTON.

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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 NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'53" EAST, A DISTANCE OF 2853.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF BEARING AND DISTANCE OF SAID SECTION 2, SOUTH 89°21'18" WEST, 1005.48 FEET ALONG THE SOUTHWESTERLY CORNER OF SAID SECTION 2 TO THE AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000059340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE EXISTING BEGINNING; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'18" EAST, A DISTANCE OF 875.80 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;

THENCE SOUTH 00°17'10" WEST, A DISTANCE OF 235.08 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;

THENCE NORTH 89°34'35" WEST, A DISTANCE OF 100.50 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 494.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 08°39'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCERNING WESTERLY HAVING A RADIUS OF 735.00 FEET;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 075°42'28", AN ARC LENGTH OF 101.44 FEET;

3. SOUTH 13°17'13" EAST, A DISTANCE OF 153.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCERNING WESTERLY HAVING A RADIUS OF 504.00 FEET;

4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'18" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 2, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 2, NORTH 13°32'59" WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT 2 AND THE EASTERLY BOUNDARY AND THE 6' AMENDMENT AND THE EASTERLY BOUNDARY OF SAID TRACT 1, NORTH 15°16'10" EAST, A DISTANCE OF 336.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1, NORTH 34°53'39" EAST, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.712 ACRES (335,948 SQUARE FEET), MORE OR LESS.

**ANNEXATION TABLE**

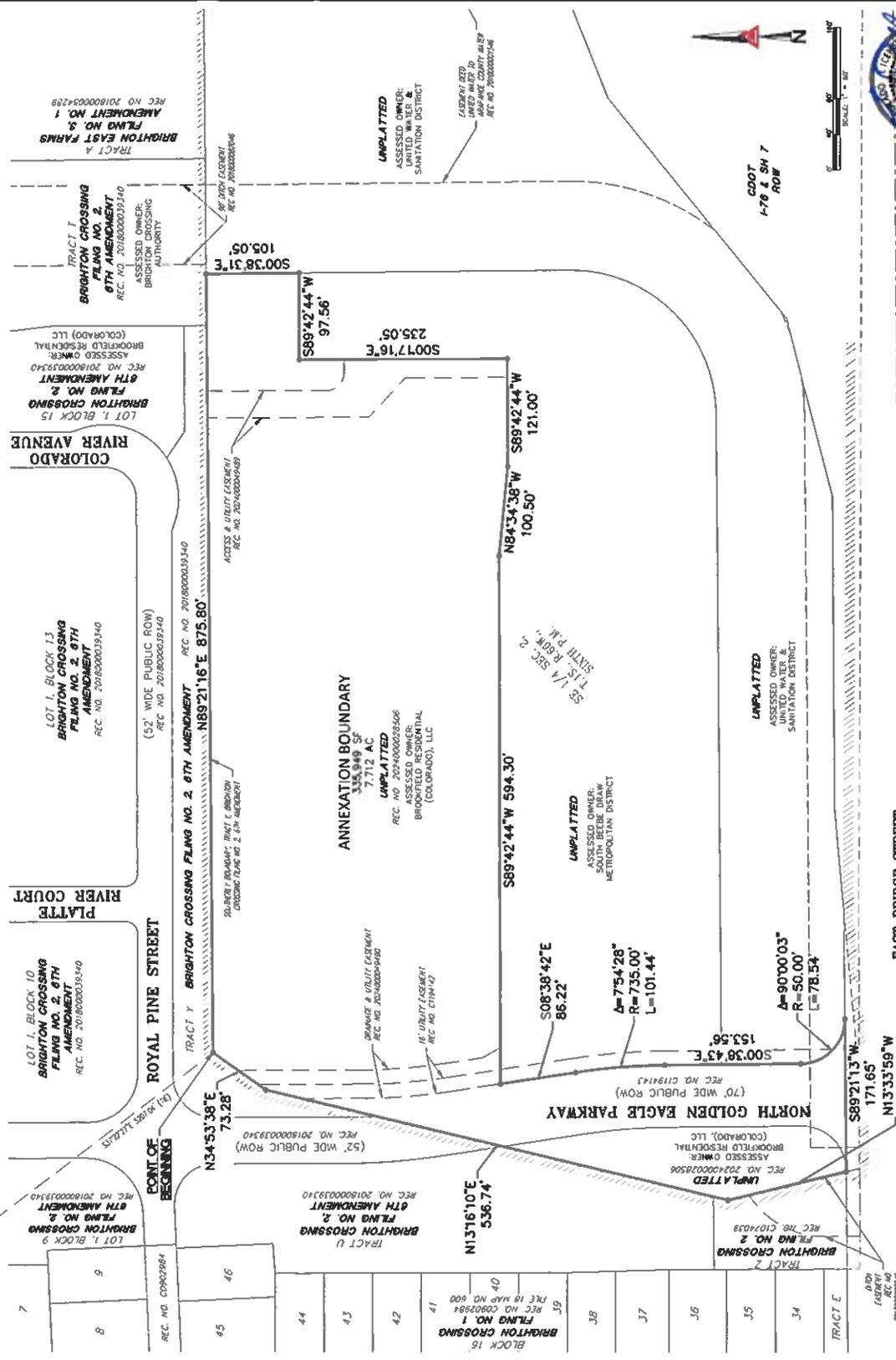
TOTAL PERIMETER:	3,468.01 FEET
REQUIRED 1/8 CONTIGUOUS PERIMETER:	578.00 FEET
CONTIGUOUS BOUNDARY:	1,623.13 FEET (46.80%)

# BRIGHTON CROSSING ANNEXATION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

N LINE NW 1/4 SEC. 2  
(BASIS OF BEARINGS)

POINT OF  
COMMENCEMENT  
1/4 SEC. 2  
1/4 RANGE 66 W 1/4



ANNEXATION BOUNDARY  
 BOUNDARIES PRESENT CITY  
 OF BRIGHTON LIMITS  
 • INDICATES CHANGE IN COURSE



DATE	BY	COMMENT
2/27/25	TP	ADDRESS CITY COMMENTS

**AZTEC CONSULTANTS, INC.**

300 East Midland Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

**ANNEXATION MAP**

SE 1/4 SEC. 2, T18S, R66W, 6TH P.M.  
 ADAMS COUNTY, COLORADO

8465 GREENWOOD PLAZA BLDG 816 STE 700, CENTRAL, CO 80111

DATE: **TWO**  
 SHEETS: **TWO**  
 JOB NO.: 08778-12

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.