

ORDINANCE NO. 2492  
INTRODUCED BY: Pawlowski

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE JAMES PROPERTY 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 March 25, 2025; and

WHEREAS, the Petition was signed by Vera Mae James, the owner of one hundred percent (100%) of the Property; 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.*, for an enclave 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 November 1, November 8, November 15, and November 22, 2025, with such notice being no less than thirty (30) days or no more than sixty (60) days prior to the 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 November 6, 2025, 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 James Property 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 2<sup>ND</sup> DAY OF DECEMBER 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 16<sup>TH</sup> DAY OF DECEMBER 2025.



CITY OF BRIGHTON, COLORADO

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

ATTEST:

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

Published in the *Brighton Standard Blade*  
First Publication: December 11, 2025  
Final Publication: January 1, 2026

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ALICIA CALDERÓN, City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 200 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4 TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH  $00^{\circ}46'56''$  WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST  $\frac{1}{4}$ ;  
THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  NORTH  $00^{\circ}46'56''$  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  $00^{\circ}46'56''$  WEST, A DISTANCE OF 1286.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4;  
THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  SOUTH  $89^{\circ}19'49''$  WEST, A DISTANCE OF 200.00 FEET;  
THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH  $00^{\circ}46'56''$  EAST, A DISTANCE OF 1268.49 FEET TO SAID NORTH RIGHT-OF-WAY;  
THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY NORTH  $89^{\circ}24'31''$  EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.83 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B  
ANNEXATION MAP

[ATTACHED AS A SEPARATE DOCUMENT]

# 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

## 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:

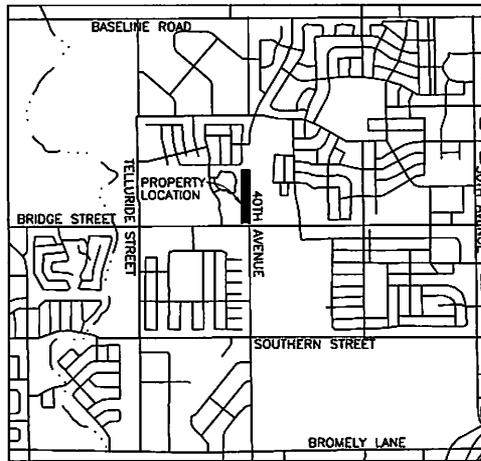
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY SOUTH 89°24'34" 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 SUSTAINED 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 16°37'23", AND BEING SUSTAINED 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 SUSTAINED BY A CHORD WHICH BEARS NORTH 13°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 SUSTAINED 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 16°37'23", AND BEING SUSTAINED 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 SUSTAINED BY A CHORD WHICH BEARS NORTH 13°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 19.49 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.

Sheet 1 of 2



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

## 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



## PURPOSE AND INTENT:

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

**American West**  
**Land Surveying Co.**  
A Family Owned Corporation Since 1991  
PO Box 128, Brighton, CO 80601 • P:303-659-1532 • mrh.amw@gmail.com  
SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: February 14, 2024  
REVISIONS: 2/11/2025, 5/5/2025  
JOB NO: 24-056



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 exist 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 day of March, 2025.

[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):	VERA MAE JAMES
Address of Parcel within the Annexation Boundary (number, street, city):	18481 E 160TH AVE BRIGHTON CO 80601-8517
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	PARCEL NUMBER: 0156904000006
Signature of Owner:	<i>Vera Mae James</i>
Date of Signature:	<i>3/25/25</i>
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.)*



## **EXHIBIT A**

### **LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN 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, DESCRIBED AS FOLLOWS:

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.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4;  
THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°46'56" 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°46'56" WEST, A DISTANCE OF 1286.76 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°46'56" EAST, A DISTANCE OF 1268.49 FEET TO SAID NORTH RIGHT-OF-WAY;  
THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY NORTH 89°24'31" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.83 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

# EXHIBIT B

## Adams County Tax District Report

Tax Area: 292

Name	Tax Year	Mill Levy
ADAMS COUNTY	2024	28.844
CENTRAL COLO WATER CONSERVANCY DISTRICT	2024	1.017
GREATER BRIGHTON FIRE PROTECTION DISTRICT 6	2024	18.793
RANGEVIEW LIBRARY DISTRICT	2024	3.887
REGIONAL TRANSPORTATION DISTRICT	2024	0.000
School District 27J-Brighton	2024	58.644
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT	2024	0.800
URBAN DRAINAGE SOUTH PLATTE	2024	0.100
<b>Total</b>		<b>108.085</b>

# James 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.,  
City of Brighton, County of Adams, State of Colorado

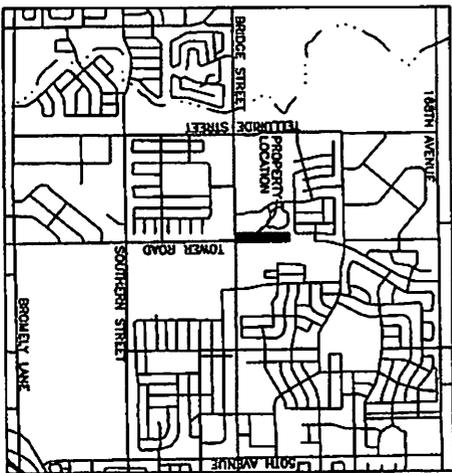
Sheet 1 of 2

**PROPERTY DESCRIPTION:**

THE EAST 200 FEET 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 SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4, THENCE A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY SAID RIGHT-OF-WAY BEING 120.00 FEET WIDE, THENCE ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 4, THENCE CONCORDANT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 AND SOUTH BEARING WEST 1/4 SECTION 4, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

**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°46'30" WEST, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THEREBY.
- 2) THIS MAP DOES NOT CONSTITUTE A LAND SURVEY PLAN BY AMERICAN WEST LAND SURVEYING. THIS MAP WAS CREATED USING EXISTING SURVEY INFORMATION FROM ADJACENT RECORDED SUBDIVISION PLATS AND DOCUMENTS, AND RELATED TO MATCH THE BASIS OF BEARINGS SHOWN THEREON.
- 3) DISTANCES ON THIS LAND SURVEY PLAN 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 COMPEL 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 BE BROUGHT ON THE DATE OF THE FILING OF THIS SURVEY PLAN, UNLESS THE DEFECT IS DISCOVERED IN AN EVENT SHALL THE FILING DATE BE THE DATE OF THE FILING OF THIS SURVEY PLAN.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" IN THIS SURVEY PLAN IS A USE AND IN THE PRACTICE OF LAND SURVEYING. THE WORDS "CERTIFY" AND "CERTIFICATION" ARE NOT TO BE CONSTRUED AS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF PHONES WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.



PLAT MAP  
SCALE 1" = 200'

**ANNEXATION TABLE:**

TOTAL PERIMETER:	2937.34 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	489.36 FEET
CONTIGUOUS BOUNDARY:	2937.34 FEET

**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 \_\_\_\_\_ 20\_\_\_\_ A.D.

**MAYOR** \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE:**

I, **WALTER R. HODGINS**, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ANNEXATION MAP AND THIS PLAN ACCORDING TO THE REQUIREMENTS OF THE COLORADO SURVEYING ACT AND THIS PLAN ACCORDINGLY REPRESENTS SAID ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO BE DONE IN CONNECTION WITH THIS SURVEY. THE SURVEYING RECORDS AND THE RECORDS OF THE CITY OF BRIGHTON, COLORADO, HAVE BEEN SEARCHED AND FOUND TO BE CORRECT AND ACCURATE.

WALTER R. HODGINS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38046  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



**CLERK AND RECORDER'S CERTIFICATE:**

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

**CLERK AND RECORDER** \_\_\_\_\_

**DEPUTY** \_\_\_\_\_

**RECEPTION NO.** \_\_\_\_\_



88  
PO Box 129, Brighton, CO 80601 • 303-431-1132 • info@amwest.com  
1998 • 2025  
CREATED BY: CSW | 2025 February 11, 2025  
SCALE: 1" = 200' (SEE PLAT MAP)

# James 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.,  
City of Brighton, County of Adams, State of Colorado

Sheet 2 of 2

SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (SOUTHEAST CORNER) SECTION 4. NOTHING FOUND OR SET. POSITION CALCULATED FROM PREVIOUS SURVEY PROJECTS BY AMERICAN WEST LAND SURVEYING COMPANY. AREA IS CURRENTLY UNDER CONSTRUCTION. CORNER TO BE REPLACED BY OTHERS ONCE CONSTRUCTION IS COMPLETED.

UNPLATTED  
REC. NO. 2007000118001

TRACT K  
PUEBLO RIDGE SUBDIVISION  
REC. NO. 2000030840992

UNION RURAL ELECTRIC ASSOCIATION TRACT  
REC. NO. 907341

REC. NO. 200003082934

5.83 ACRES +/-  
253,733 SQ.FT. +/-

LOT 1, BLOCK 1  
CHAPEL HILL SUBDIVISION  
FILING NO. 1  
REC. NO. 2004000727870

CHAPEL HILL SUBDIVISION  
FILING NO. 2  
REC. NO. 2005001025730  
(LOTS 1, 2, 3, 6, & 7, BLOCK 3)

CHAPEL HILL SUBDIVISION  
FILING NO. 2, AMENDMENT NO. 1  
REC. NO. 2006000998587  
(LOT 6, BLOCK 4)

CHAPEL HILL SUBDIVISION  
FILING NO. 2, AMENDMENT NO. 2  
REC. NO. 2015000044281  
(LOTS 4, 5, & 6, BLOCK 3)

**LEGEND:**

- ◆ SECTION CONTROL CORNER.
- - - ALIQUOT (SECTION) LINE.
- - - ADJACENT PROPERTY LINES.
- ////// EXISTING CITY BOUNDARY.



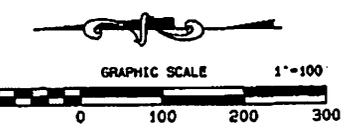
NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (CENTER-SOUTH 1/18 CORNER) SECTION 4. FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP LS 37871.

SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (SOUTH 1/4 CORNER) SECTION 4. FOUND 3 1/4" ALUMINUM CAP LS 11434 IN RANGE BOX

NORTHWEST CORNER OF THE SOUTHEAST 1/4 (EAST 1/4 CORNER) SECTION 4. FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP LS 13482.

NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (SOUTH 1/18 CORNER) SECTION 4. FOUND 3/4" REBAR WITH 2" ALUMINUM CAP LS 25637.

THE PRESERVE  
REC. NO. 2001000800442



**American West Land Surveying Co.**  
A Family Owned Corporation Since 1981  
PO Box 129, Brighton, CO 80601 • P:303-636-1832 • mtl@awest.com  
SCALE 1" = 100' GRAPHIC BY: MTL CHECKED BY: CDM DATE: February 14, 2024  
REVISED: 2/11/2023  
FILE: Z:\T\_5\TIS\_888\84\BROCK ST ANNEX\ANNEX.DWG JOB NO: 24-024