

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 783**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING A  
PORTION OF THE SW/4, SECTION 23, T3N, R68W OF THE 6<sup>TH</sup> PM, WELD  
COUNTY, STATE OF COLORADO UPON THE PETITION OF THE OWNER  
THEREOF, TO BE KNOWN AS THE D & D SERVICE COMPANY  
ANNEXATION TO THE TOWN OF MEAD, COLORADO, AND APPROVING  
THE REQUESTED LAND USE THEREOF.**

**WHEREAS**, a petition for Annexation has been filed by George T. & Diane K. Wood, 636 Westhill Drive, Berthoud, CO 80513, for the annexation to the Town of the following described real property, to wit:

Block 2, Lots 5 and 6, Sekich Business Park, being a portion of the SW/4. Section 23, T3N, R68W of the 6<sup>th</sup> PM, Weld County, State of Colorado.

**WHEREAS**, the above described property consists of private property under single ownership;  
and

**WHEREAS**, a public hearing was held on said Petition pursuant to statute on Monday, September 28, 2015; and

**WHEREAS**, the Board of Trustees by Resolution No. 28 - R-2015, determined that the applicable parts of C.R.S. 31-12-104 and C.R.S. 31-12-105 have been met; and

**WHEREAS**, it has been determined by the Board of Trustees that it is desirable and necessary that the described real property be annexed to the Town of Mead, Colorado; and

**WHEREAS**, zoning for the property was requested in the petition for annexation as allowed by C.R.S. 31-12-115, said zoning to be accomplished by separate ordinance to become effective following final adoption of this annexation ordinance; and

**WHEREAS**, the annexation of said property shall be subject to the provisions of the Pre-Annexation Agreement executed by the Petitioner and the Board of Trustees;

**NOW THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

**Section 1. Annexation of Property.** The above described property is hereby annexed and included within the town limits of the Town of Mead.

**Section 2. Three-mile Annexation Plan.** The "*TOWN OF MEAD COMPREHENSIVE PLAN, March 2009*" published by the Town of Mead Planning Commission in March 2009, along with accompanying maps, plats, charts and descriptive material, has been adopted as the master plan for the three-mile area surrounding the Town of Mead as required by C.R.S. 31-12-105 (1) (e). The "Three Mile Annexation Plan" as adopted by Ordinance 654, on August 10, 2009, is hereby amended to the extent necessary to incorporate the above described property and to update said Plan thereby.

**Section 3. Annexation Agreement.** The Annexation Agreement normally required at the time of annexation is to be replaced by the Pre-Annexation Agreement that was approved by the Board of Trustees and executed June 2, 2015. The provisions of the Pre-Annexation Agreement are hereby incorporated herein by this reference.

**Section 4. Land Use of the Property.** The zoning of the property shall be LI-Light Industrial, as requested in the petition for annexation. Said zoning shall be accomplished by separate ordinance, the effective date of which shall be not sooner than the effective date of this annexation ordinance.

**Section 5. Ministerial Action.** The Mayor and Town Clerk are authorized and directed to complete all the necessary procedures required for annexation of said property to the Town including, filing the required certified copies of the annexation ordinance, a map of the area to be annexed containing a legal description of such area, and the Annexation Agreement with the Weld County Clerk and Recorder.

**Section 6. Effective Date.** This ordinance shall be published and become effective as provided by law.

**Section 7. Validity.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

**Section 8. Necessity.** In the opinion of the Board of Trustees of the Town of Mead, this ordinance is necessary for the immediate preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Mead.

**Section 9. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 28<sup>th</sup> DAY OF September, 2015.**

**ATTEST:**

**TOWN OF MEAD**

By Mary Strutt  
Mary Strutt, Acting Town Clerk

By Gary R. Shields  
Gary R. Shields, Mayor



# EXHIBIT A

### Certificate of Ownership

UNDER AND BY THESE PRESENTS JOHN D. DENNIS, DOOR AND JAMES A. WOOD, DOORS, JOINTLY AND SEVERALLY AS PARTNERS IN PARTNERSHIP, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY IS THE PROPERTY OF THE PARTNERSHIP:

**A PARCELS OF LAND IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 68 WEST, COUNTY OF WELD STATE OF COLORADO, CONTAINING 4.49 ACRES, MORE OR LESS, AS SHOWN BY THE ATTACHED SURVEY.**

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND EXCEPTIONS TO THE ABOVE DESCRIBED PROPERTY ARE SET FORTH IN THE DEED RECORDING TO THE PUBLIC RECORDS OF THE COUNTY OF WELD, STATE OF COLORADO, IN THE DEED BOOK OF \_\_\_\_\_, PAGE \_\_\_\_\_.

WITNESSED AT THE CITY AND COUNTY OF WELD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

JOHN D. DENNIS  
 \_\_\_\_\_  
 JOHN D. DENNIS

JAMES A. WOOD  
 \_\_\_\_\_  
 JAMES A. WOOD

THE FOREGOING CERTIFICATE OF OWNERSHIP IS HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE PARTNERSHIP.

WITNESSED AT THE CITY AND COUNTY OF WELD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
 CLERK OF COUNTY OF WELD

## D & D SERVICE COMPANY ANNEXATION

### TO THE TOWN OF MEAD, WELD COUNTY COLORADO

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD STATE OF COLORADO

4.49 ACRES

SHEET 1 OF 1

### Notes

1. ALL CONVEYANCES SHALL BE MADE TO THE PARTNERSHIP AS PARTNERSHIP PROPERTY AND NOT TO ANY INDIVIDUAL MEMBER OF THE PARTNERSHIP.

2. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

3. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

4. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

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8. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

9. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

10. THE PARTNERSHIP SHALL BE SUCCESSORS TO ALL RIGHTS AND INTERESTS OF THE PARTNERSHIP IN THE PROPERTY DESCRIBED HEREIN.

### Vicinity Map

**Legend**

- EXISTING BOUNDARIES
- D & D SERVICE COMPANY ANNEXATION
- MEADOWS EASEMENT
- D & D SERVICE COMPANY EASEMENT
- MEAD TOWN EASEMENT
- MEAD TOWN BOUNDARY
- MEAD TOWN ROAD
- MEAD TOWN SIDEWALK
- MEAD TOWN UTILITY LINES
- MEAD TOWN PUBLIC UTILITIES
- MEAD TOWN PRIVATE UTILITIES
- MEAD TOWN FUTURE DEVELOPMENT
- MEAD TOWN UNDEVELOPED LAND

**Graphic Scale**

1" = 100'

**Contiguity Information**

NEADY

SEADY

SWADY

NWADY

**Owners/Developers**

JOHN D. DENNIS

JAMES A. WOOD

D & D SERVICE COMPANY

### Planning Commission Certificate:

DATE OF HEARING: \_\_\_\_\_

BY: \_\_\_\_\_

**Certificate of Approval by the Board of Trustees**

DATE OF HEARING: \_\_\_\_\_

BY: \_\_\_\_\_

**Surveyor's Certificate**

DATE OF SURVEY: \_\_\_\_\_

BY: \_\_\_\_\_

**Recorder's Certificate:**

DATE OF RECORDING: \_\_\_\_\_

BY: \_\_\_\_\_

MEADOWS EASEMENT

D & D SERVICE COMPANY EASEMENT

MEAD TOWN EASEMENT

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