

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 927**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING  
CERTAIN TERRITORY KNOWN AS THE GOPHER RV PARK AND  
CAMPGROUND ANNEXATION TO THE TOWN OF MEAD**

**WHEREAS**, the real property generally described as the Gopher RV Park and Campground Annexation, consisting of a total of 47.45 acres more or less, and which is more particularly described in **Exhibit 1** attached hereto (collectively, the “Property”), is located in an unincorporated area of Weld County, Colorado; and

**WHEREAS**, a Petition for Annexation has been filed with the Town Clerk requesting the annexation of the Property to the Town of Mead; and

**WHEREAS**, the Board of Trustees finds that, pursuant to the findings set forth in Resolution No. 25-R-2020 dated February 24, 2020:

- That the Property meets the applicable requirements of Section 30 of Article II of the Colo. Constitution and §§ 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colo. Constitution and § 31-12-107(2), C.R.S.; and
- That no additional terms or conditions are imposed which would require an election under § 31-12-112(1), C.R.S.

**WHEREAS**, the Board of Trustees held a duly noticed public hearing to consider annexation of the Property, notice of which was duly published in accordance with the requirements set forth in Section 31-12-108(2), C.R.S.; and

**WHEREAS**, annexation of the Property will not result in detachment of any area from any school district and the attachment of the same to another school district; and

**WHEREAS**, annexation proceedings to annex the Property have not commenced for annexation of all or part of the Property to another municipality; and

**WHEREAS**, the Board of Trustees finds that it is in the best interests of the Town to annex the Property to the Town.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Annexation of Property Approved.** The Property as more particularly described in **Exhibit 1** attached hereto is hereby annexed to and included within the corporate limits of the Town of Mead, Colorado, in accordance with law.

**Section 3. Direction to Town Staff.** The Board of Trustees hereby directs Staff to complete all necessary procedures required for annexation of said Property to the Town including: (1) filing for recording three certified copies of this Annexation Ordinance and the map(s) of the annexed Property containing a legal description of the Property annexed hereby ("Annexation Map") with the Weld County Clerk and Recorder; (2) filing the original of this Annexation Ordinance together with a copy of the Annexation Map with the Town Clerk of the Town of Mead, Colorado; and (3) taking the post-approval actions specified under Section 16-8-120 of the *Mead Municipal Code*. Prior to submitting the Annexation Map to the County Clerk for recording, the Town Clerk shall verify with the Planning Director and Town Attorney that any and all technical corrections to the Annexation Map have been made, if and as applicable.

**Section 4. Effective Date.** This ordinance shall be published and become effective as provided by law.

**Section 5. Severability.** 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) part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 6. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 7. 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 24TH DAY OF FEBRUARY, 2020.**

**ATTEST:**

By: \_\_\_\_\_

Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD:**

By: \_\_\_\_\_

Colleen G. Whitlow, Mayor

**Exhibit 1**  
**Legal Description**  
**Gopher RV Park and Campground Annexation**

A PORTION OF LOT B, RECORDED EXEMPTION NO. 1207-21-3-AMRE-2787, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073852, SUBDIVISION EXEMPTION NO. SE-960, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073851, AND A PORTION OF COLORADO STATE HIGHWAY 66, PROJECT NO. S 0054(5), LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, NORTH 89°01'14" EAST, A DISTANCE OF 79.77 FEET TO A POINT ON THE EASTERLY LINE OF HALEY ANNEXATION NO. 2, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON OCTOBER 11, 2011, AT RECEPTION NO. 3797955, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'15" WEST, A DISTANCE OF 87.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66, PROJECT NO. S 0054(5);

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°04'24" EAST, A DISTANCE OF 273.39 FEET;  
THENCE DEPARTING SAID NORTHERLY RIGHT OF-WAY LINE, AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 5, 1924, IN BOOK 757, AT PAGE 362, NORTH 00°27'18" WEST, A DISTANCE OF 111.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND, SOUTH 89°00'40" WEST, A DISTANCE OF 321.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 5, SAID LINE ALSO BEING AN EASTERLY LINE OF SAID HALEY ANNEXATION NO. 2;

THENCE ALONG SAID EASTERLY LINES, NORTH 00°18'27" WEST, A DISTANCE OF 1488.10 FEET;

THENCE DEPARTING SAID EASTERLY LINES, SOUTH 45°47'38" EAST, A DISTANCE OF 341.17 FEET;

THENCE SOUTH 43°50'09" EAST, A DISTANCE OF 936.98 FEET;

THENCE NORTH 89°05'03" EAST, A DISTANCE OF 1291.46 FEET TO A POINT ON AN EASTERLY LINE OF A PORTION OF SAID LOT B;

THENCE ALONG THE EASTERLY LINES OF SAID LOT B, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 19°26'38" WEST, A DISTANCE OF 589.21 FEET;
- 2) THENCE SOUTH 00°15'23" EAST, A DISTANCE OF 118.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66 PROJECT NO. S 0054(5);

THENCE SOUTH 00°54'47" EAST, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COLORADO STATE HIGHWAY 66 PROJECT NO. S 0054(5);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 89°05'13" WEST, A DISTANCE OF 226.01 FEET;
- 2) THENCE SOUTH 80°34'19" WEST, A DISTANCE OF 101.11 FEET;
- 3) THENCE SOUTH 89°05'14" WEST, A DISTANCE OF 600.00 FEET;
- 4) THENCE NORTH 82°22'46" WEST, A DISTANCE OF 101.10 FEET;
- 5) THENCE SOUTH 89°01'35" WEST, A DISTANCE OF 906.05 FEET TO A POINT ON THE EASTERLY LINE OF SAID HALEY ANNEXATION NO. 2;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, NORTH 00°54'15" WEST, A DISTANCE OF 62.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THUS-DESCRIBED PARCEL CONTAINS 2,066,746 SQ. FT. or 47.45 ACRES, MORE OR LESS.

Total acreage (approximate): 47.45 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.