

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 33-R-2021**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, ACCEPTING AN
ANNEXATION PETITION, MAKING CERTAIN FINDINGS OF FACT,
FINDING SUBSTANTIAL COMPLIANCE FOR SUCH PETITION, AND
SETTING A PUBLIC HEARING FOR PROPERTY KNOWN AS THE
WATERFRONT ANNEXATION**

WHEREAS, Board of Trustees of the Town of Mead, Colorado has received and examined the filings and the Petition for Annexation requesting the annexation of certain real property more fully described in said Petition and in **Exhibit 1** attached hereto (the “Waterfront Annexation”), which exhibit is attached to this Resolution and is incorporated herein by reference (the “Subject Property”); and

WHEREAS, the Petition for Annexation has been filed of record with the Town Clerk of the Town of Mead, State of Colorado, and

WHEREAS, the Board of Trustees finds as follows:

1. That the Petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signer(s) of the petition comprises more than fifty percent (50%) of the landowners in the Subject Property owning more than fifty percent (50%) of the Subject property, exclusive of public streets and alleys and any land owned by the Town.
 - (c) A request that the Town of Mead approve the annexation of the Subject Property.
 - (d) The signature of the landowner(s) that executed the petition.
 - (e) The mailing address of the landowner(s) that executed the petition.
 - (f) The legal description of the Subject Property.
 - (g) The date that the landowner(s) executed the petition.
 - (h) The affidavit of the petition circulator; stating that the signature of the landowner(s) therein is the signature of each person whose name it purports to be.
2. That four (4) copies of the annexation maps corresponding to the Subject Property have been submitted to the Town with the Petition, and that the annexation maps contain the following information:
 - (a) A written legal description of the boundaries of the Subject Property proposed to be annexed.

- (b) A map showing the boundary of the Subject Property proposed to be annexed.
 - (c) Within the maps, the boundaries and the plat numbers of plots or of lots and blocks.
 - (d) Next to the boundary of the Subject Property proposed to be annexed is drawn the contiguous boundary of the Town of Mead.
3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the Town Clerk of the Town of Mead, State of Colorado.

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

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Petition for Annexation to the Town of Mead of the Subject Property, commonly referred to as the “Waterfront Annexation”, which Petition was officially filed of record with the Town Clerk of the Town of Mead on or about June 23, 2021 substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Mead and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of C.R.S. § 31-12-112.

Section 5. A public hearing shall be held on Monday, August 30, 2021, at 6:00 p.m. at the Mead Town Hall, 441 Third Street Mead, CO 80542, for the purpose of determining and finding whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Subject Property to the Town of Mead.

Section 7. The proposed annexation is hereby referred to the Planning Commission. In accordance with Sec. 16-8-90 of the Mead Municipal Code (“MMC”), the Planning Commission shall consider the proposed annexation and proceed to submit its written recommendation regarding the proposed annexation to the Board of Trustees on or before the date of the eligibility hearing. In addition, Sec. 16-8-90 of the MMC requires the Planning Commission to hold a public hearing on the proposed initial zoning of the Subject Property as required by the Town’s Land Use Code if zoning of the Subject Property is requested at the time of annexation.

Section 8. Effective Date. This resolution shall be effective on Friday, July 2, 2021 at 12:00 noon (Mountain Time).

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 28th DAY OF JUNE, 2021.

ATTEST:

TOWN OF MEAD

By *Aimee Brossman*
Aimee Brossman, Deputy Town Clerk

By *Colleen Whitlow*
Colleen G. Whitlow, Mayor



Exhibit 1
Legal Description
Waterfront Annexation

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27, BEING CONSIDERED TO BEAR NORTH 89°04'52" EAST, A DISTANCE OF 5245.30 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-THE EAST QUARTER CORNER OF SECTION 27 BEING A FOUND 3.25" ALUMINUM CAP PLS 29420 FLUSH MATCHING MONUMENT RECORD FILED 7/27/09.

-THE WEST QUARTER CORNER OF SECTION 27 BEING A FOUND 2.5" ALUMINUM CAP PLS 30462 IN RANGE BOX MATCHING MONUMENT RECORD FILED 7/31/17.

COMMENCING AT SAID EAST QUARTER CORNER SECTION 27;

THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 27 SOUTH 89°04'52" WEST, A DISTANCE OF 350.06 FEET TO THE WESTERLY LINE OF I-25/WCR 26 ANNEXATION, RECEPTION NO. 3461763 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES.

1. THENCE SOUTH 00°06'20" WEST, A DISTANCE OF 2,577.69 FEET;
2. THENCE SOUTH 85°58'51" WEST, A DISTANCE OF 456.96 FEET;
3. THENCE SOUTH 89°07'02" WEST, A DISTANCE OF 214.68 FEET;
4. THENCE SOUTH 00°52'58" EAST, A DISTANCE OF 30.00 FEET;
5. THENCE NORTH 89°07'02" EAST, A DISTANCE OF 214.60 FEET;
6. THENCE SOUTH 00°56'50" EAST, A DISTANCE OF 75.00 FEET;
7. THENCE SOUTH 85°51'34" EAST, A DISTANCE OF 456.80 FEET;
8. THENCE SOUTH 00°56'51" EAST, A DISTANCE OF 2,857.96 FEET;
9. THENCE SOUTH 13°55'37" EAST, A DISTANCE OF 289.42 FEET;
10. THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 1,025.00 FEET;
11. THENCE SOUTH 07°07'46" EAST, A DISTANCE OF 325.06 FEET;
12. THENCE SOUTH 01°01'13" EAST, A DISTANCE OF 376.33 FEET;
13. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,668.30 FEET, A CENTRAL ANGLE OF 00°18'04", WHOSE CHORD BEARS SOUTH 00°43'16" EAST A DISTANCE OF 119.08 FEET, FOR AN ARC DISTANCE OF 119.08 FEET;
14. THENCE SOUTH 88°58'51" WEST, A DISTANCE OF 65.66 FEET;

15. THENCE NORTH 65°06'08" WEST, A DISTANCE OF 69.29 FEET;

16. THENCE SOUTH 00°02'55" EAST, A DISTANCE OF 330.71 FEET TO THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2265474; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. THENCE SOUTH 89°47'59" WEST, A DISTANCE OF 568.77 FEET;

2. THENCE SOUTH 50°06'59" WEST, A DISTANCE OF 440.00 FEET;

3. THENCE SOUTH 73°04'26" WEST, A DISTANCE OF 1,383.42 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2945897 SOUTH 20°26'43" WEST, A DISTANCE OF 50.97 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG SAID EAST LINE NORTH 00°17'07" EAST, A DISTANCE OF 719.35 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°54'46" WEST, A DISTANCE OF 520.40 FEET;

THENCE NORTH 28°21'05" WEST, A DISTANCE OF 737.50 FEET;

THENCE NORTH 01°03'46" WEST, A DISTANCE OF 2,032.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTH 89°07'19" EAST, A DISTANCE OF 817.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 00°34'58" WEST, A DISTANCE OF 1,333.53 FEET;

THENCE SOUTH 89°26'05" WEST, A DISTANCE OF 2,539.96 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°24'49" WEST, A DISTANCE OF 1,311.39 FEET;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 NORTH 00°22'24" WEST, A DISTANCE OF 2,654.35 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 1,354.33 FEET TO THAT PARCEL DESCRIBED IN BOOK 163 AT PAGE 435;

THENCE ALONG SAID PARCEL THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 06°51'07" WEST, A DISTANCE OF 267.00 FEET;

2. THENCE SOUTH 30°38'53" EAST, A DISTANCE OF 445.00 FEET;

3. THENCE SOUTH 42°21'07" WEST, A DISTANCE OF 219.00 FEET;

4. THENCE SOUTH 23°06'07" WEST, A DISTANCE OF 660.00 FEET;

5. THENCE SOUTH 24°53'53" EAST, A DISTANCE OF 700.00 FEET;

6. THENCE NORTH 88°51'07" EAST, A DISTANCE OF 454.00 FEET;

7. THENCE SOUTH 60°53'53" EAST, A DISTANCE OF 385.00 FEET;
 8. THENCE NORTH 86°21'07" EAST, A DISTANCE OF 178.52 FEET;
 9. THENCE SOUTH 75°00'00" EAST, A DISTANCE OF 155.20 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 27 BEING ALSO A POINT ALONG THE BOUNDARY OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2009954;
- THENCE ALONG SAID PARCEL THE FOLLOWING TWELVE (12) COURSES AND DISTANCES;
1. THENCE BEING ALSO ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 00°23'45" WEST, A DISTANCE OF 89.28 FEET;
 2. THENCE SOUTH 85°38'17" EAST, A DISTANCE OF 582.81 FEET;
 3. THENCE NORTH 65°31'22" EAST, A DISTANCE OF 315.60 FEET;
 4. THENCE NORTH 52°04'24" EAST, A DISTANCE OF 339.15 FEET;
 5. THENCE NORTH 50°39'42" EAST, A DISTANCE OF 213.85 FEET;
 6. THENCE NORTH 21°19'16" EAST, A DISTANCE OF 257.83 FEET;
 7. THENCE NORTH 00°31'12" WEST, A DISTANCE OF 298.26 FEET;
 8. THENCE NORTH 14°21'24" WEST, A DISTANCE OF 244.37 FEET;
 9. THENCE NORTH 12°34'51" WEST, A DISTANCE OF 588.61 FEET;
 10. THENCE NORTH 43°15'27" EAST, A DISTANCE OF 134.45 FEET;
 11. THENCE NORTH 51°34'02" EAST, A DISTANCE OF 332.64 FEET;
 12. THENCE NORTH 41°59'02" EAST, A DISTANCE OF 419.69 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 472.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,749,747 SQUARE FEET OR 591.133 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°34'58" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF RECORDED EXEMPTION NO. 1207-34-1 RE-4683 RECEPTION NO. 3567466 AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXEMPTION THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. THENCE 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°07'18" EAST, A DISTANCE OF 765.40 FEET;
2. THENCE SOUTH 02°06'23" WEST, A DISTANCE OF 310.68 FEET;

3. THENCE NORTH 87°52'50" WEST, A DISTANCE OF 751.65 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

4. THENCE ALONG SAID WEST LINE NORTH 00°34'58" WEST, A DISTANCE OF 270.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 220,452 SQUARE FEET OR 5.061 ACRES, MORE OR LESS.

YIELDING A COMBINED 25,529,295 SQUARE FEET OR 586.072 ACRES, MORE OR LESS

Total acreage (approximate): 586.072 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.