

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 36-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 POSTLE 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 “Postle 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 “Postle Annexation”, which Petition was officially filed of record with the Town Clerk of the Town of Mead on or about March 29, 2021 and resubmitted on or about July 7, 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 become effective immediately upon adoption.

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 12TH DAY OF JULY, 2021.

ATTEST:

By


Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD

By



Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
Postle Annexation

PARCEL ONE:

THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM, A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 50.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST ALONG SAID NORTH LINE 500.00 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 500.00 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET TO THE TRUE POINT OF BEGINNING,
ALSO EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JANUARY 10, 1995 AT RECEPTION NOS. 2422395 AND 2422396, COUNTY OF WELD, STATE OF COLORADO

PARCEL TWO:

THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL THREE:

THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 587 AT RECEPTION NO. 1509095,
AND EXCEPT LOT A OF RECORDED EXEMPTION NO. 1052 DESCRIBED IN WARRANTY DEED RECORDED JANUARY 15, 1988 AT RECEPTION NO. 2128111,
EXCEPT A TRACT OF LAND DESCRIBED IN DEED RECORDED JANUARY 31, 1992 AT RECEPTION NO. 2276746, AND
EXCEPT THOSE CERTAIN PARCELS OF LAND CONVEYED IN WARRANTY DEED RECORDED JULY 13, 2005 AT RECEPTION NO. 3302868,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL FOUR:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, 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 NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 11 TO BEAR S89°35'25"W, AND WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 11;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 THE FOLLOWING TWO (2) COURSES:

1. N89°25'35"E 657.29 FEET;

2. THENCE N89°29'35"E 657.29 FEET;

THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 THE FOLLOWING TWO COURSES:

1. S00°18'48"E 662.14 FEET;

2. THENCE S00°18'48"E 662.14 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 S89°30'34"W 15.38 FEET;

THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 N00°08'23"E 20.94 FEET;

THENCE S89°23'44"W 623.36 FEET TO THE EAST SIDE OF TRACT "A" LAND SURVEY PLAT;

THENCE ALONG SAID TRACT "A" THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°18'48"W 794.32 FEET;

2. THENCE S88°47'27"W 672.74 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11;

3. THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 N00°34'53"W

518.31 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

(NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE ABOVE-DESCRIBED LAND IS TAX PARCEL NO. 120711000091)

PARCEL FIVE:

INTENTIONALLY REMOVED

PARCEL SIX:

THE MCKAY LAKE WHICH IS A PARCEL OF LAND SITUATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COVERED BY WHAT IS KNOWN AS THE "PARKER LAKE", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 345.00 FEET;

THENCE S89°10;00W 450.00 FEET;

THENCE S44°10'00"W 300.00 FEET;
THENCE S89°10'00"W 150.00 FEET;
THENCE S25°30'00"W 388.32 FEET TO THE SOUTH LINE OF SAID SECTION 2;
THENCE N89°10'00"E 1,023.82 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL SEVEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S89°10'00"W 303.00 FEET;

THENCE LEAVING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 N00°19'57"W 575.00 FEET;

THENCE N57°43'03"E 287.95 FEET;

THENCE S86°12'57"E 328.87 FEET;

THENCE S89°10'00"W 136.53 FEET;

THENCE S44°10'00"W 300.00 FEET;

THENCE S21°40'00"W 150.00 FEET;

THENCE S25°30'00"W 388.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2;

THENCE S89°10'00"W 0.16 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL EIGHT:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 293.61 FEET TO THE POINT OF BEGINNING;

THENCE N32°17'57"W 25.37 FEET;

THENCE N86°12'57"W 320.93 FEET;

THENCE N89°10'00"E 313.47 FEET;

THENCE S23°20'00"E 51.39 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL NINE:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼
OF SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN
BEING RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 293.61 FEET;

THENCE S32°17'57"E 220.72 FEET;

THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL TEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼
OF SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN
BEING RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11,
TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N89°10'00"E 7.64 FEET;

THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 2 COURSES:

1. N00°37'12"W 663.15 FEET;

2. THENCE N86°20'36"W 132.09 FEET;

THENCE S23°20'00"E 24.06 FEET;

THENCE S32°17'57"E 220.72 FEET;

THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL ELEVEN:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN
BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT
PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK
AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF

THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 7;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°10'02" WEST, A DISTANCE OF 252.45 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°33'26" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°10'02" EAST, A DISTANCE OF 252.60 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 7;
THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°16'01" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWELVE:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 10;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 10, NORTH 00°36'49" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°09'58" EAST, A DISTANCE OF 1319.43 FEET;
2. NORTH 89°35'25" EAST, A DISTANCE OF 190.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 02°15'49" EAST, A DISTANCE OF 30.02 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°35'25" WEST, A DISTANCE OF 191.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
2. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°09'58" WEST, A DISTANCE OF 1319.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 293.574 ACRES, (12,788,087 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

SHAUN D. LEE PLS NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

Total acreage (approximate): 293.574 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.