

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 29-R-2023**

**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 BUFFALO
HIGHLANDS ANNEXATION NOS. 1-4**

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 “Buffalo Highlands Annexation Nos. 1-4”), 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 “Buffalo Highlands Annexation Nos. 1-4”, which Petition was officially filed of record with the Town Clerk of the Town of Mead on or about February 13, 2023, 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, June 12, 2023, 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.

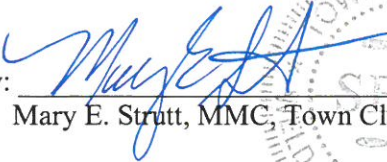
Section 7. The proposed annexation is hereby referred to the Planning Commission. In accordance with Sec. 16-8-90 of the Mead Municipal Code (“MMC”), the Planning Commission shall consider the proposed annexation and proceed to submit its written recommendation regarding the proposed annexation to the 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 at 12:00 noon on Friday, April 14, 2023.

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 10TH DAY OF APRIL 2023.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk

The seal of the Town of Mead, Colorado, is circular with a dotted border. The text "TOWN OF MEAD" is at the top, "SEAL" is in the center, and "WELD COUNTY, COLORADO" is at the bottom. There are decorative elements in the center.

TOWN OF MEAD:

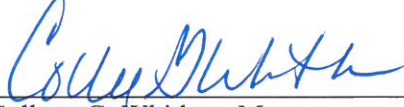
By: 
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
Buffalo Highlands Annexation Nos. 1-4

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also

being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

Said tract of land contains 12,098,658 Square Feet or 277.747 Acres of land, more or less.