

TO: THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

RE: PETITION FOR ANNEXATION

DATE: May 12, 2015

The undersigned landowner ("Petitioner"), in accordance with it's the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes ("Act"), as amended and as in effect on the submission date set forth below, hereby petitions the Board of Trustees of the Town of Erie for annexation to the Town of Erie ("Town") of the following unincorporated territory located in the County of Boulder and State of Colorado, the property being more particularly described by its legal description in "Exhibit A," which is attached hereto and incorporated herein by reference ("Property").

In support of this petition for annexation ("Petition"), Petitioner further alleges to the Board of Trustees of the Town that:

1. It is desirable and necessary that the territory described above be annexed to the Town.
2. The requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended, exist or have been met in that:
 - a) Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town or will be contiguous with the Town within such time as required by C.R.S. § 31-12-104.
 - b) A community of interest exists between the area proposed to be annexed and the Town.
 - c) The area proposed to be annexed is urban or will be urbanized in the near future.
 - d) The area proposed to be annexed is integrated with or is capable of being integrated with the Town.
 - e) No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road or other public way.
 - f) No land within the boundary of the area proposed to be annexed which is held in identical ownership, comprises twenty (20) acres or more, and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars

(\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

- g) The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation in an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
 - h) The annexation of the territory proposed to be annexed will not result in the detachment of area from any school district or attachment of same to another school district.
 - i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three-mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary in any one year.
 - j) Prior to completion of the annexation of the territory proposed to be annexed, the Town will have in place a plan for that area, which generally describes the proposed: Location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the Town; and the proposed land uses for the area; such plan to be updated at least once annually.
 - k) In establishing the boundary of the territory proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the territory to be annexed.
 - l) The Town will not deny reasonable access to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the Town but is not bounded on both sides by the Town.
3. Petitioner comprise more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown in the annexation maps submitted herewith. The legal description of the land owned by the Petitioner is set forth in "Exhibit B," attached hereto and incorporated herein by reference.
4. Accompanying this Petition are four (4) copies of an annexation map (Strieby-Schofield

Annexation Map) containing the following information:

- a) A written legal description of the boundaries of the area proposed to be annexed;
 - b) A map showing the boundary or the area proposed to be annexed, said map prepared and containing the seal of a registered engineer;
 - c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;
 - d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.
5. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of each person whose name it purports to be certifying the accuracy of the date of such signatures is attached hereto as “Exhibit C” and is incorporated herein by this reference.
 6. The proposed annexation of the Property complies with § 30(1)(b) of Article II of the Colorado Constitution.
 7. Upon the annexation ordinance becoming effective, the Property proposed to be annexed will become subject to all ordinances, rules and regulations of the Town, except for general property taxes of the Town which shall become effective as the January 1 next ensuing following the adoption of the annexation ordinance.
 8. This Petition is conditioned upon the zoning classification for the area proposed to be annexed being approved as AG/OS – Agricultural/Open Space and approval by the Petitioner of an annexation agreement acceptable to the Petitioner and the Town.

WHEREFORE, the following Petitioner respectfully requests that the Town, acting through its Board of Trustees, approve the annexation of the Property pursuant to the provisions of the Act.

[Signature Page to Follow]

Respectfully submitted this 14th day of August, 2015. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

OWNER:

Name of Owner: Town of Erie

By: /s/ A. J. Krieger

Title: Town Administrator

Date of Signature: May 12, 2015

Mailing Address:

P.O. Box 750

Erie, Colorado 80516

Resident of the Property: No

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by A. J. Krieger.

My commission expires: June 16, 2018

Witness My hand and official seal.

/s/ Nancy J. Parker
Notary Public

EXHIBIT A

Legal Description of Property to be Annexed

STRIEBY-SCHOFIELD ANNEXATION & INITIAL ZONING

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;
THENCE N00°13'06"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,715.78 FEET TO THE NORTHWEST CORNER OF ANNEXATION RECORDED AUGUST 15, 1994 AT RECEPTION NO. 1454442, BEING THE TRUE POINT OF BEGINNING;

THENCE N00°13'06"W ALONG SAID WEST LINE A DISTANCE OF 566.08 FEET;
THENCE S89°53'26"E ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 1, 2014 AT RECEPTION NO. 3415235 A DISTANCE OF 1,141.73 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN DEED RECORDED JUNE 20, 2014 AT RECEPTION NO. 3386594;

THENCE ALONG THE BOUNDARY OF SAID PROPERTY AT RECEPTION NO. 3386594 FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) N00°19'27"W A DISTANCE OF 371.01 FEET;
- 2) N89°20'53"E A DISTANCE OF 64.14 FEET;
- 3) S89°29'31"E A DISTANCE OF 128.65 FEET;
- 4) N00°24'17"W A DISTANCE OF 30.49 FEET;
- 5) S86°35'07"E A DISTANCE OF 465.42 FEET;
- 6) S57°18'23"E A DISTANCE OF 30.64 FEET;
- 7) S82°13'24"E A DISTANCE OF 851.92 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE S00°06'36"E ALONG SAID EAST LINE A DISTANCE OF 17.72 FEET TO A POINT ON THE BOUNDARY OF SAID ANNEXATION AT RECEPTION NO. 1454442;

THENCE ALONG THE BOUNDARY OF SAID ANNEXATION FOR THE FOLLOWING TWELVE (12) COURSES:

- 1) S85°14'48"W A DISTANCE OF 30.10 FEET;
- 2) S00°06'36"E A DISTANCE OF 837.07 FEET;
- 3) N75°18'31"W A DISTANCE OF 725.49 FEET;
- 4) S86°33'55"W A DISTANCE OF 126.79 FEET;
- 5) S00°06'36"E A DISTANCE OF 513.20 FEET;
- 6) N89°55'43"W A DISTANCE OF 152.07 FEET;
- 7) N34°04'54"E A DISTANCE OF 26.46 FEET;
- 8) N20°59'54"E A DISTANCE OF 306.00 FEET;
- 9) N44°33'06"W A DISTANCE OF 274.00 FEET;
- 10) N76°03'06"W A DISTANCE OF 671.00 FEET;
- 11) S77°41'54"W A DISTANCE OF 735.00 FEET;
- 12) S61°26'54"W A DISTANCE OF 250.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,693,177 SQUARE FEET OR 38.870 ACRES MORE OR LESS.

EXHIBIT B

Land Owned By Petitioner

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