

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

RE: PETITION FOR ANNEXATION

DATE:

The undersigned landowner (“Petitioner”), in accordance with it’s the Municipal Annexation Act of 1965 as set forth in Article 12, Title31, 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 Weld 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 (ERIE HIGH

SCHOOL ANNEXATION NO. 2 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 public 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.

Respectfully submitted this 28th day of March, 2016. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

OWNER:

Name of Owner: St. Vrain Valley School District

By: /s/ Brian Lamer

Title: Assistant Superintendent of Operations

Date of Signature: 03/28/16

Mailing Address:
St. Vrain Valley School District
395 S. Pratt Pkwy
Longmont, CO 80501

Resident of the Property: No

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 28th day of March, 2016 by Brian Lamer.

My commission expires: 06/19/19

Witness My hand and official seal.

/s/ Helene Pronk
Notary Public

EXHIBIT A

Legal Description of Property to be Annexed

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16,
THENCE ALONG THE CENTERLINE OF THE SAID SECTION 16, NORTH 89°31'06" EAST A
DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD
COUNTY ROAD 5, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG THE SAID EAST LINE OF ROAD 5 NORTH 00°12'52" WEST, A DISTANCE
OF 243.22 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°31'06" EAST, A DISTANCE OF 1,032.00
FEET;
THENCE SOUTH 03°21'55" WEST, A DISTANCE OF 545.00 FEET;
THENCE SOUTH 44°31'51" EAST, A DISTANCE OF 339.83 FEET;
THENCE NORTH 89°38'27" EAST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 04°46'24" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE
NORTHERLY LINE EXTENDED OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS
OF WELD COUNTY, RECORDED ON DECEMBER 1, 2005 AT RECEPTION NO. 3343856;
THENCE ALONG SAID NORTH LINE, SOUTH 89°38'27" WEST 1,292.00 FEET TO A POINT
ON THE EAST RIGHT OF WAY LINE OF SAID ROAD 5;
THENCE ALONG SAID EAST LINE, NORTH 00°13'31" WEST, A DISTANCE OF 651.84 FEET
TO THE TRUE POINT OF BEGINNING.
SAID PARCEL CONTAINING 964,230 SQ. FT. OR 22.136 ACRES, MORE OR LESS.

EXHIBIT B

Land Owned By Petitioner

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16,
THENCE ALONG THE CENTERLINE OF THE SAID SECTION 16, NORTH 89°31'06" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 5, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG THE SAID EAST LINE OF ROAD 5 NORTH 00°12'52" WEST, A DISTANCE OF 243.22 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°31'06" EAST, A DISTANCE OF 1,032.00 FEET;
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