

PETITION FOR ANNEXATION
AMK ANNEXATION

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A-2** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as the AMK Annexation.

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and 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 on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. 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 of 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.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. 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 (3) 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.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-12-107(1) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(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; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.


20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 15th day of April, 2024.

Signature of Petitioner, Owner of Property Described in Exhibit A-1 to this Petition:

AMK Properties, LLC, a Colorado limited liability company

By: 
Name: Randy Stipich
Title: President

Date of Signature: 4/15/2024

Mailing Address:

11840 Highway 52
Fort Lupton, Colorado
80621

PARCEL DESCRIPTION

**AMK Zoning Map
Exhibit A-1**

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 11, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 and assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, monumented at the Southeast corner of said Section 11 by a #6 rebar with a 3.25" aluminum cap stamped LS 22098, a distance of 2628.10 feet and with all other bearings contained herein relative thereto;

THENCE North 89°36'43" East along said South line a distance of 722.30 feet to the Southwest corner of Lot A, Recorded Exemption #1207-11-4-RE2311, as recorded November 18, 1998, as Reception No. 2654501 of the records of the Weld County Clerk and Recorder (WCCR);
Thence along the West line of said Lot A the following 7 courses;
THENCE North 04°53'21" West a distance of 30.09 feet to the North Right of Way (ROW) line of Weld County Road 34 (WCR 34) and to the POINT OF BEGINNING;
THENCE North 04°53'21" West a distance of 75.27 feet;
THENCE North 14°35'26" West a distance of 130.14 feet;
THENCE North 30°14'00" West a distance of 90.76 feet;
THENCE North 89°57'27" West a distance of 12.15 feet;
THENCE North 29°27'36" West a distance of 117.69 feet;
THENCE North 14°27'02" West a distance of 426.89 feet;
THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;
Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;
THENCE North 00°02'50" West a distance of 510.72 feet;
THENCE North 89°51'02" East a distance of 82.74 feet;
THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;
Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;
THENCE North 89°11'53" East a distance of 29.81 feet;
THENCE North 89°32'29" East a distance of 84.83 feet;
Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;
THENCE South 03°47'02" East, a distance of 765.98 feet;
THENCE South 30°00'04" East a distance of 243.52 feet;
THENCE South 07°06'52" East a distance of 338.28 feet to the North ROW line of WCR 34;

THENCE South 89°36'43" West, along said North line, a distance of 288.79 feet to the POINT OF BEGINNING.

Said described parcel of land contains 529,702 Square Feet or 12.160 Acres, more or less (±).

EXHIBIT A-2
TO PETITION FOR ANNEXATION

Legal Description of Property to be Annexed (including WCR 34 Right-of-Way)

PARCEL DESCRIPTION

**AMK Annexation
Exhibit A-2**

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;

THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

THENCE North 04°53'21" West a distance of 75.27 feet;

THENCE North 14°35'26" West a distance of 130.14 feet;

THENCE North 30°14'00" West a distance of 90.76 feet;

THENCE North 89°57'27" West a distance of 12.15 feet;

THENCE North 29°27'36" West a distance of 117.69 feet;

THENCE North 14°27'02" West a distance of 426.89 feet;

THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;

Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;

THENCE North 00°02'50" West a distance of 510.72 feet;

THENCE North 89°51'02" East a distance of 82.74 feet;

THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;

Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;

THENCE North 89°11'53" East a distance of 29.81 feet;

THENCE North 89°32'29" East a distance of 84.83 feet;

Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;

THENCE South 03°47'02" East, a distance of 765.98 feet;

THENCE South 30°00'04" East a distance of 243.52 feet;
THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;
THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;
THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;
THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

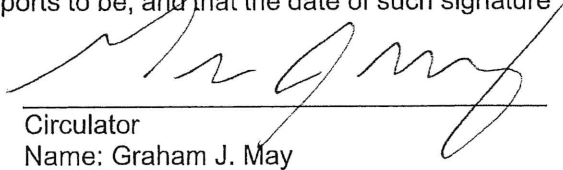
Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±).

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ~~eleven (11)~~ 154 pages, including **Exhibits A-1, A-2, and C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner AMK Properties, LLC, thereon was witnessed by the circulator and is the true and original signature of the person whose name it purports to be, and that the date of such signature is correct.



Circulator
Name: Graham J. May

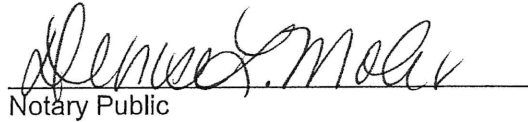
STATE OF COLORADO)
) ss.
COUNTY OF Weld)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 154 day of April, 2024, by Graham J. May.

Witness my hand and official seal.

My commission expires:

02/28/2028



Notary Public

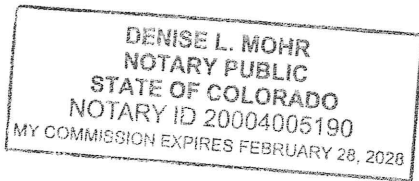


EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

An 11 x 17 version of the annexation map is attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

13.521 ACRES

PARCEL DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;
 THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;
 THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses:
 THENCE North 04°53'21" West a distance of 75.27 feet;
 THENCE North 14°35'26" West a distance of 130.14 feet;
 THENCE North 30°14'00" West a distance of 90.76 feet;
 THENCE North 89°57'27" West a distance of 12.15 feet;
 THENCE North 29°27'36" West a distance of 117.69 feet;
 THENCE North 14°27'02" West a distance of 426.89 feet;
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 THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;
 THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;
 THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±).

OWNER: AMK Properties, LLC, a Colorado Limited Liability Company

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as
 _____ this _____ day of _____, 20__.

Witness my Hand and Official Seal.
 My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation Map shown hereon is a correct delineation of the above described parcel of land.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Annexation Map shown hereon is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the _____ day of _____, 20__.

Mayor _____ Attest: _____
 Town Clerk

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25196634, dated March 9, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

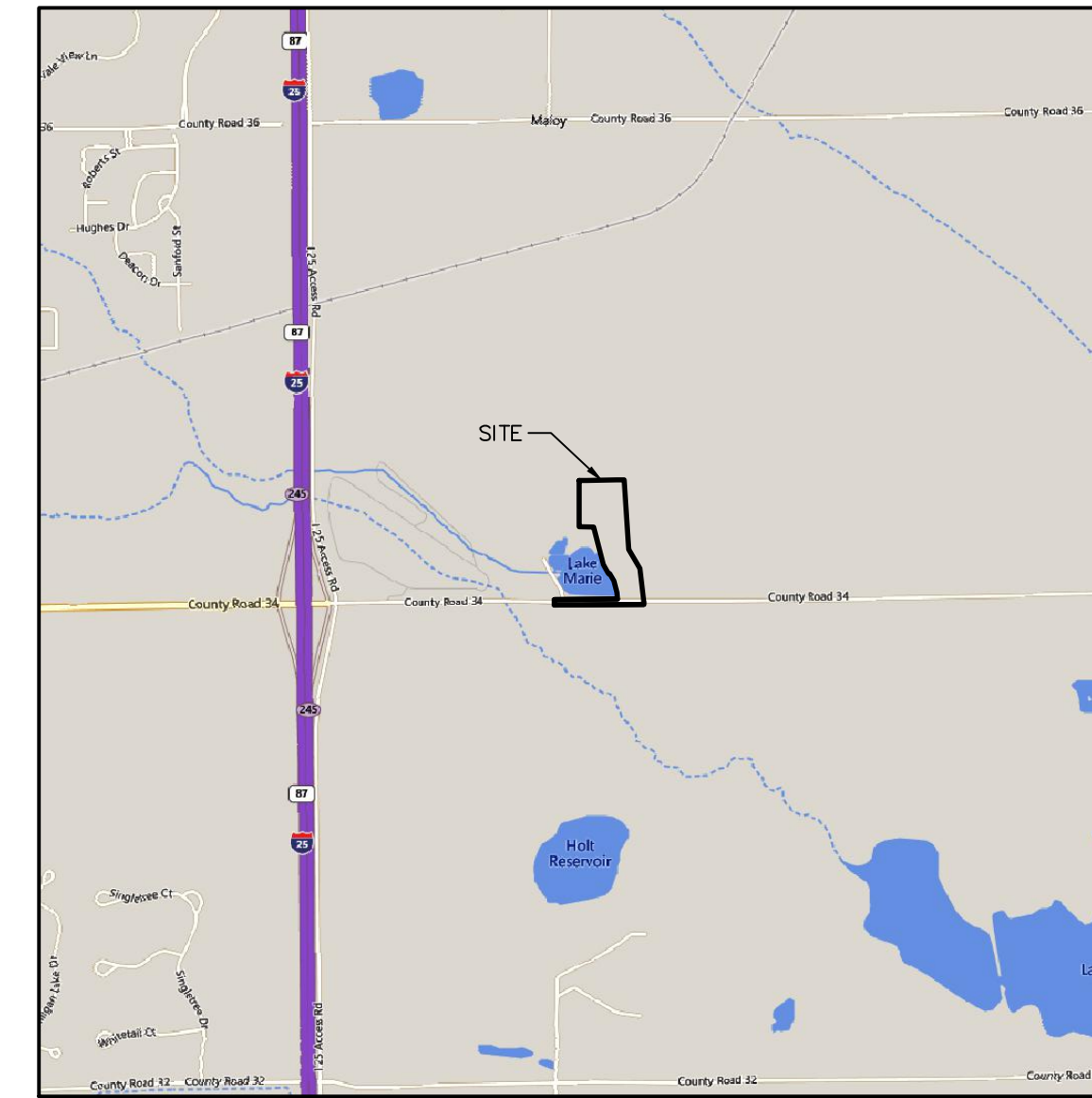
SURVEYOR'S NOTES

1. Adjacent parcel ownership provided by county assessor page at the time of survey.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".



VICINITY MAP
 SCALE: 1" = 2000'

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 5,174.38 FEET
 CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,117.66 FEET
 MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET

LEGEND

■ ALIQUOT CORNER AS DESCRIBED	———— ANNEXATION BOUNDARY
○ CALCULATED POSITION	- - - - - EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	- - - - - RIGHT OF WAY LINE
▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	- - - - - SECTION LINE
◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 28971	———— PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	/////// CONTIGUITY TO TOWN OF MEAD

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348

NOTICE

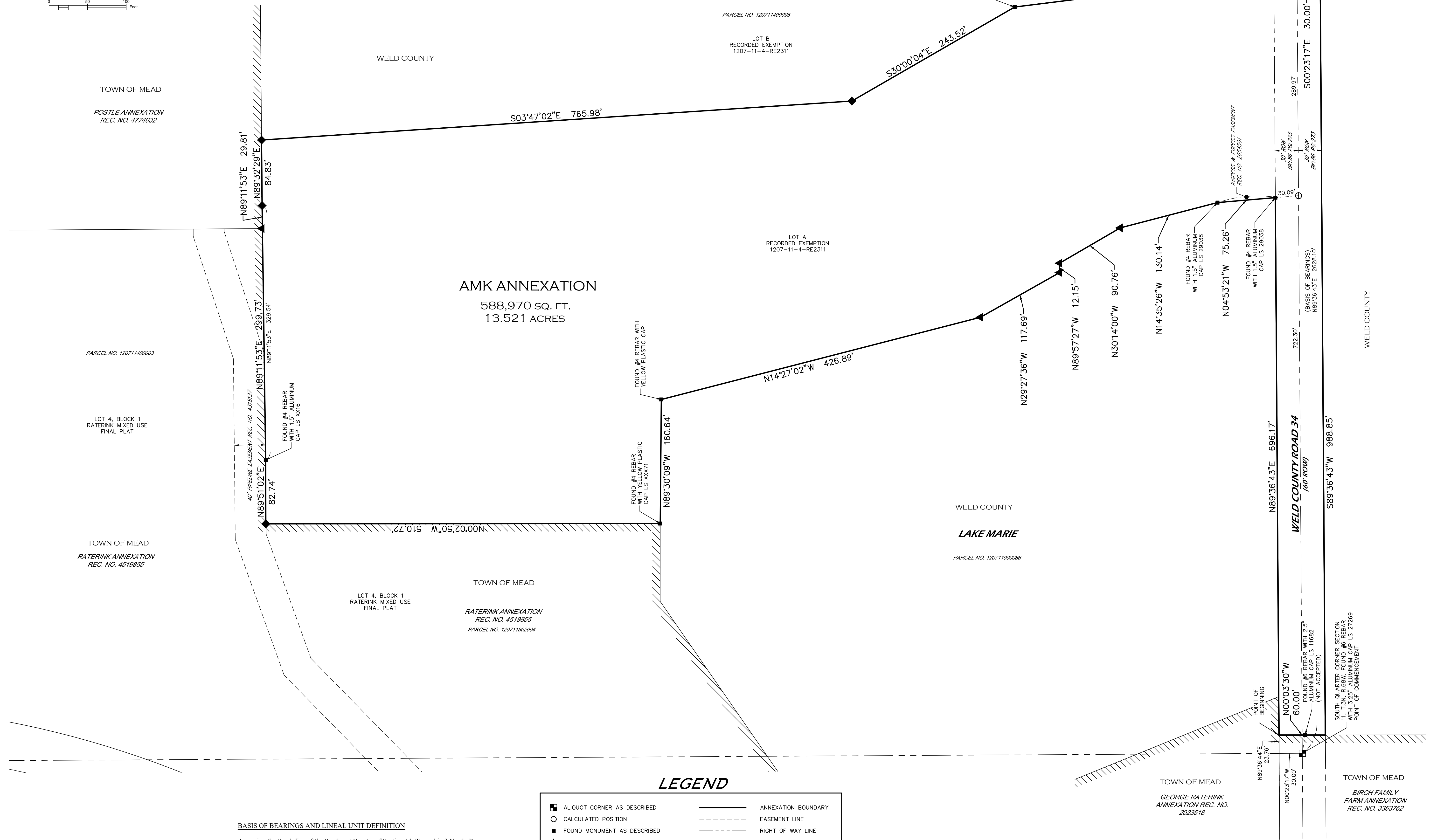
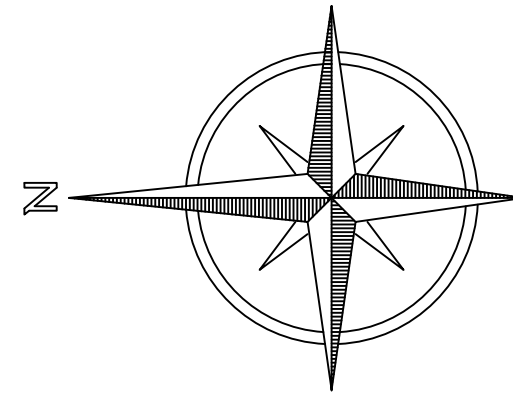
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2022243	NAME: 4665 WCR 34	REVISIONS:	DATE:
DATE: 10-20-2022	CLIENT: CLAYSTONE	REDLINES	10-20-22
DRAWN BY: MAK	FILE NAME: 2022243ALTA		
CHECKED BY: JJ	SCALE: 1" = 60'		

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
12.160 ACRES



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°36'43\"/>

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

LEGEND

■ ALIQUOT CORNER AS DESCRIBED	— ANNEXATION BOUNDARY
○ CALCULATED POSITION	- - - EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	- - - RIGHT OF WAY LINE
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ANNEXATION TABLE

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MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

2

SHEET 2 OF 2

DATE:	10-20-23	REVISIONS:	REDLINES
PROJECT NO. 2022243	NAME: 4665 WCR 34	CLIENT: CLAYSTONE	FILE NAME: 2022243ALTA
DATE: 10-20-2022	DRAWN BY: MAK	CHECKED BY: JJ	SCALE: 1" = 60'

MAJESTIC SURVEYING, LLC 111 DIAMOND VALLEY DRIVE #104 WINDSOR, CO 80550
(970)-535-5698

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)