



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** July 9, 2024

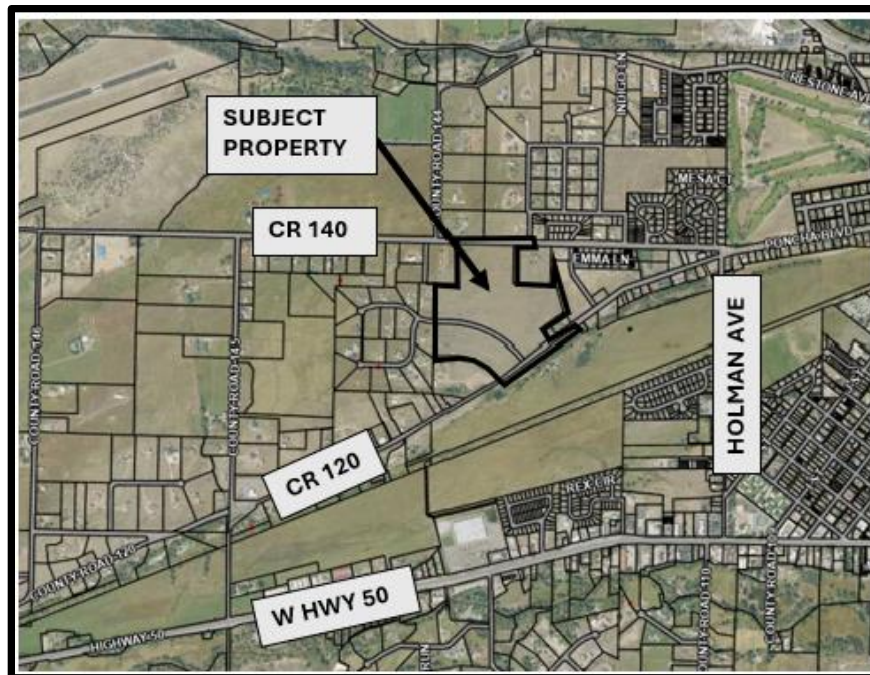
**AGENDA ITEM TITLE:** Recommendation on Proposed Salida Quality Farms, LLC / Meadowlark Drive Annexation

**AGENDA SECTION:** Public Hearing

### REQUEST / BACKGROUND:

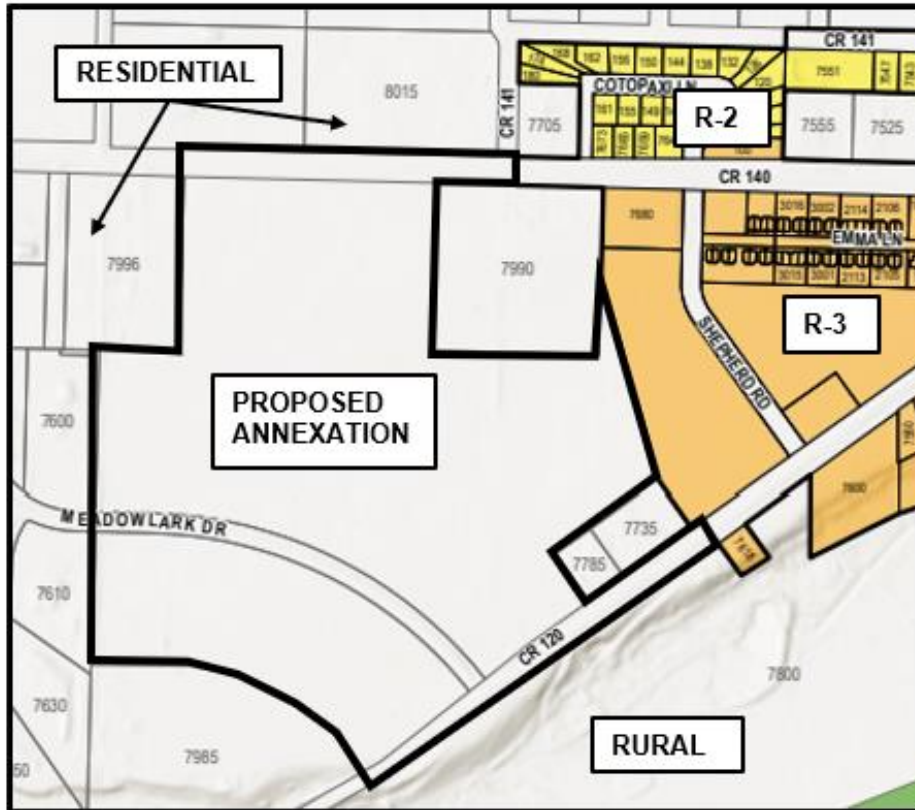
The applicant, Salida Quality Farms, LLC, represented by James L. Treat has submitted a complete application to annex the property located off Meadowlark Drive between CR 120 and CR 140 adjacent to the western edge of the Angelview subdivision (Parcel Number 380706200024) along with portions of County Road 120 and County Road 140, totaling 48.98 acres. This is a series annexation, with annexation plat A-1 preceding annexation plat A-2. As such, contiguity requirements are satisfied for both properties (C.R.S. 31-12-104). The request to zone the property will be considered during a separate Planning Commission public hearing.

A presentation regarding a potential senior housing development on a portion of the property was made before City Council on May 20, 2024. At this time, however, there have been no development plans submitted for any of the property.



**Vicinity Map**

**Surrounding Land Use and Zoning:** The site is currently zoned RES (Residential Zone District) in Chaffee County. The majority of the properties to the north, south, and west remain in Chaffee County and are zoned RES with the exception of the properties south of County Road 120, which are zoned RUR (Rural). A portion of the properties to the east are within the city limits and are zoned High Density Residential (R-3).



Zone Districts	
<span style="color: red;">■</span>	C-1 Commercial District
<span style="color: pink;">■</span>	C-2 Central Business District
<span style="color: grey;">■</span>	I Industrial District
<span style="color: blue;">■</span>	PD Planned Development
<span style="color: yellow;">■</span>	R-1 Single-Family Residential District
<span style="color: orange;">■</span>	R-2 Medium Density Residential District
<span style="color: lightorange;">■</span>	R-3 High Density Residential District
<span style="color: brown;">■</span>	R-4 Manufactured Housing Residential District
<span style="color: purple;">■</span>	RMU Residential Mixed Use District

**PROCESS:**

An application for annexation is a multi-step process. When annexing a property, the city must follow state statutes for contiguity and procedural requirements. The steps and standards include:

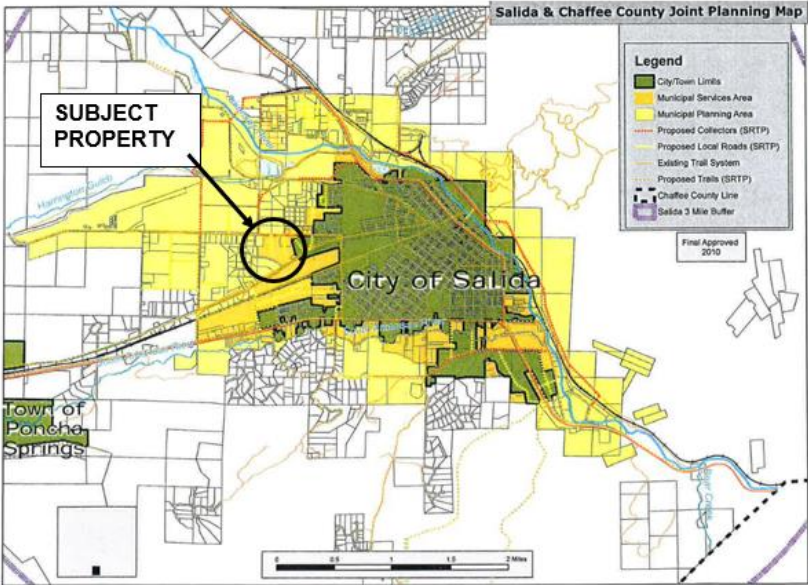
- A minimum of 1/6<sup>th</sup> (16.67%) of the perimeter of the proposed annexation must be contiguous with the City of Salida city limits.

- Staff reviews the petition for compliance with city and state statutes.
- City Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date.
- The City Council public hearing is advertised in the newspaper for four consecutive weeks.
- Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property.
- City Council holds a public hearing on the annexation petition.
- City Council reviews and acts on an annexation agreement.
- City Council holds a public hearing to review and act on the proposed zoning.

**FINDINGS OF FACT:**

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6<sup>th</sup> contiguity with the municipal boundary of the City of Salida as shown on the annexation plat. This is a series annexation, with annexation plat A-1 preceding annexation plat A-2. As such, contiguity requirements are satisfied for both properties (C.R.S. 31-12-104).
2. All applicable owners of the property are party to the annexation.
3. The property to be annexed is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City’s Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA “encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time.”
4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City’s municipal boundary and meets the legal requirements for annexation.



**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

- Salida Fire Department: No concerns.
- Salida Police Department: No concerns.
- Salida Parks and Recreation Department: No concerns regarding the annexation. The 4.0-acre park site as shown on the Conceptual Plan is acceptable but may not be sufficient to address the needs of the entire property.
- Public Works Department and City Engineering Consultants: No concerns regarding the annexation.
  - The size of the stormwater detention basin on the proposed Concept Plan appears to be insufficient for the entire property. Appropriate calculations and sizing will need to be provided with any proposed development plan.  
(Note: Draft concept / site plans do not have a bearing on the annexation and will be reviewed upon submittal of a development plan application.)
- Salida Finance Department: Upon development system development fees for water and wastewater will be required to be paid.
- Salida School District: We have no issue with this annexation. When development fees are applicable, we will take fees in lieu of land.
- Xcel Energy: No major concerns. Response letter attached.
- Atmos Energy: No comment.
- Chaffee County Planning Department: The city should annex the appropriate portions of CR 120 and CR 140 (as included on the draft plats). A Traffic Impact Assessment should be completed with sufficient analysis to determine and address the potential impacts of any future development proposals.
- Chaffee County Building Department: No concerns at this time.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend City Council approve the proposed annexation, subject to the conditions listed below.

**RECOMMENDED MOTION:**

"I hereby make a motion to recommend City Council approve the proposed Salida Quality Farms, LLC Annexation as it meets the findings of fact for annexation, subject to the following conditions to be included in the Annexation Agreement:

1. All proposed development shall comply with the provisions of the Municipal Code.
2. A minimum of 4 acres of park and open space, generally consistent with the location and configuration adjacent to Angelview Subdivision as shown on the Concept Plan submitted



with the annexation application, shall be dedicated prior to development of the parcel. Such dedication shall not preclude any requirements for additional park and open space dedication or fees-in-lieu associated with future development of the property.

Attachments: Proof of publication  
Agency Reviews – Xcel Energy  
Annexation Application and Plat Submittal

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION  
FOR THE CITY OF SALIDA CONCERNING  
ANNEXATION AND ZONING  
APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on **July 9, 2024** at or about the hour of 6:00 p.m., a public hearing will be conducted by the **City of Salida Planning Commission** at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for the Salida Quality Farms, LLC / Meadowlark Drive Annexation and Zoning submitted by and on behalf of James L. Treat for the 43.02-acre property located on Meadowlark Drive between CR 120 and CR 140 abutting the western edge of Angelview Subdivision (Parcel Number 380706200024).

The City is currently considering the petition to annex and zone the subject property. The general purpose of the hearings is to review the annexation map and supportive information and to consider the applicant's request to zone the property High Density Residential (R-3).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing, tentatively scheduled for August 20, 2024.

Interested persons are encouraged to attend the public hearings. Further information on the applications may be obtained from the Community Development Department by contacting [carolyn.poissant@cityofsalida.com](mailto:carolyn.poissant@cityofsalida.com) (719) 530-2628.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail June 21, 2024

ATTACHMENT A-2



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

June 18, 2024

City of Salida  
448 East First Street, Suite 112  
Salida, CO 81201

Attn: Carolyn Poissant

**Re: Salida Quality Farms, LLC - Meadowlark Drive Annexation**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Salida Quality Farms, LLC - Meadowlark Drive Annexation**. PSCo owns and operates existing overhead electric distribution facilities located in this area. The City of Salida must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Ashley Valdez, the Area Manager at [Ashley.R.Valdez@xcelenergy.com](mailto:Ashley.R.Valdez@xcelenergy.com). This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

To: Salida City Council

June 5, 2024

From: Salida Quality Farms LLC owner James Treat and Places to Age Board of Directors

Attached is the annexation application for 43 acres titled as Salida Quality Farms LLC on Meadowlark Drive currently in unincorporated Chaffee County. The annexation area also includes approximately 6 acres of adjacent public right of way, for a total annexation area of 49 acres. This is prime property to add to the City of Salida as it conforms to the county future land use map. It is also within the current Municipal Service Area. As indicated on the attached plat 4 acres on the east side of the property will be donated to the City for park land. This is adjacent to the 3/4 acre designated as park by the neighboring property AngelView Apartments LLC to help meet the goal of the Salida Parks and Recreation department for a large park for multi use in the area. As well as the walkways shown on the plat additional pathways and trails will be designated in future development plans to support a residential mixed use pedestrian friendly community.

Annexation application package includes:

1. Letter of Intent
2. General Development application and title/warranty deed
3. Annexation Petition (8 pages) & Petition for Exclusion from SAFPD(declined)
4. Annexation Map including Site Survey and Conceptual Plan
5. Major Impact Submittal Requirements (6 pages)
6. Public Notices including list of adjoining property owners and stamped addressed envelopes to same.
7. Special fee and Cost Reimbursement Agreement ( 4 pages) (to be provided by the city and given to Mr. Treat for notarized signature)

After annexation the owner has committed to donate 10 acres to Places to Age, a non profit organization bringing Assisted Living and Memory Care facilities to the county. Such age appropriate housing with a wide array of medical services is not currently available necessitating those in need to move away from a place they have called home when they would prefer to remain and contribute to the community. Four acres of land indicated on the concept plat are noted to be dedicated to city park land. Two of these acres are from the 10 acres of donated land gifted to Places to Age and two acres are from the land owner.

In alignment with the character of the community of Salida, Places to Age is planning to build several group homes housing 12 to 15 residents each rather than a large institutional style building. This type of resident oriented Assisted Living/Memory Care facility is becoming the norm in our country as it offers a better quality of life for both residents and staff. It is a plus that the property is close to the Heart of the Rockies Regional Medical Center to permit potential shared medical services and staff. The Assisted Living/Memory Care facilities will bring approximately 40 new job opportunities and Places to Age is collaborating with Colorado Mountain College to offer related training programs to enhance career growth opportunities. Places to Age is working with both the Chaffee Housing Authority and Chaffee Housing Trust to plan for affordable housing options that can support the staff for the facilities as well as the greater community.

The remaining 31 acres of the property will be open for development with an emphasis on quality and affordable housing for older adults. This complements both the Comprehensive Plan and the Recreation Master Plan of the City of Salida.

Rezoning as R-3 is requested which supports the Comprehensive Plan's goal of building to allow for economies of scale with infrastructure use. The property is designated as mixed use residential in the future county land use plan.



We encourage the Salida City Council and Salida Planning Commission to approve this annexation. In addition to providing much needed land for housing this will make possible the retention of older adults who need extended services and enhance the reality of the City of Salida being a community for all ages.

## ANNEXATION PETITION

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### TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

## 1. TYPE OF APPLICATION (Check-off as appropriate)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Annexation               | <input type="checkbox"/> Administrative Review:<br>(Type) _____                        |
| <input type="checkbox"/> Pre-Annexation Agreement            |  |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                        |
| <input type="checkbox"/> Certificate of Approval             |  |
| <input type="checkbox"/> Creative Sign Permit                | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Rezone</u> _____ |
| <input type="checkbox"/> Historic Landmark/District          |  |
| <input type="checkbox"/> License to Encroach                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Text Amendment to Land Use Code     |  |
| <input type="checkbox"/> Watershed Protection Permit         |  |
| <input type="checkbox"/> Conditional Use                     |  |

## 2. GENERAL DATA (To be completed by the applicant)

### A. Applicant Information

Name of Applicant: Salida Quality Farms LLC (owner James L Treat)

Mailing Address: 225 G Street, Salida, CO 81201

Telephone Number: 719-539-4391 FAX: \_\_\_\_\_

Email Address: chaffetitle@gmail.com

Power of Attorney/ Authorized Representative: \_\_\_\_\_  
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

### B. Site Data

Name of Development: Salida Quality Farms LLC

Street Address: Meadowlark Drive

Legal Description: Lot 1 & 2 Block \_\_\_\_\_ Subdivision Meadowlark (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner James L Treat Date 5-31-2024

### WARRANTY DEED

THIS DEED, made this 27<sup>th</sup> day of December, 2012, between

James L. Treat and Wanda L. Treat

of the County of Chaffee and State of Colorado, Grantor, and

Salida Quality Farms, LLC,  
a Colorado Limited Liability Company,

whose legal address is: 225 G Street, Salida, Colorado 81201  
of the County of Chaffee and State of Colorado, grantee:

State Documentary Fee
Date <u>DEC 28 2012</u>
\$ <u>                    </u>

WITNESS, that the grantor, for and in consideration of the sum of (\$10.00) Ten dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Chaffee and State of Colorado, described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein.


Also known by street and number as: 7800 County Road 120, Salida, CO 81201.

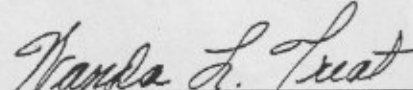
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, its heirs and assigns, that at the time of the ensenaling and delivery of these presents, he was well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 2012 and subsequent years, and except easements, rights-of-way, restrictive covenants and reservations, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
James L. Treat

  
Wanda L. Treat



STATE OF COLORADO

) ss.

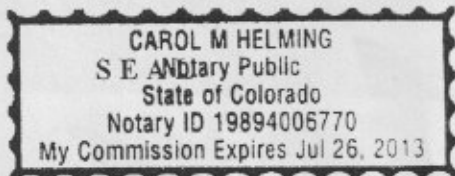
COUNTY OF CHAFFEE

)

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2012, by James L. Treat and Wanda L. Treat.

My commission expires: July 26, 2013

Witness my hand and official seal.



*Carol M Helming*  
 \_\_\_\_\_  
 Notary Public

EXHIBIT "A" Continued

Lots 1 and 2  
 Meadowlark Subdivision Exemption  
 as shown on Plat filed March 16, 2005  
 at Reception No. 349581.

**Accts with Reception #s With Books and Pages by NAME**

ACCT NO.	R380706200024	ACCTTYPE	Vacant Land	TAX DISTRICT	06	SHORTENED LEGAL DESCRIPTION
OWNER	SALIDA QUALITY FARMS LLC		2023 ACTUAL VALUE	\$1,213,765	LOTS 1 & 2 MEADOWLARK	
	225 G ST		2023 ASSESSED VALUE	\$338,640	SUBDIVISION	
	SALIDA		2023 TAX DOLLARS	\$16,286.89	EXEMPTION PLAT 349581	
	CO 812012018				SUB272 REC	
1	MEADOWLARK DR		UNINCORPORATED CHAFFEE COUNTY			404372 INCLUDES 3807062-00-025
RECEIPT NO.	BOOK	PAGE	GRANTOR	GRANTEE	SALE DATE	
404372			TREAT JAMES L	SALIDA QUALITY FARMS LLC	2012-12-27	

**LEGAL DESCRIPTION  
OF  
A TRACT OF LAND**

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;  
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 228.98 FEET;  
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET;  
THENCE SOUTH 09°16'37" EAST, A DISTANCE OF 993.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO.120;  
THENCE SOUTH 35°52'34" EAST, A DISTANCE OF 78.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO.120;  
THENCE NORTH 54°11'52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 769.79 FEET;  
THENCE NORTH 35°52'31" WEST, A DISTANCE OF 86.72 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO.120;  
THENCE SOUTH 54°14'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 379.80 FEET;  
THENCE NORTH 35°43'57" WEST, A DISTANCE OF 175.58 FEET;  
THENCE NORTH 54°19'23" EAST, A DISTANCE OF 379.80 FEET;  
THENCE NORTH 16°04'31" WEST, A DISTANCE OF 622.98 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10.99 ACRES, MORE OR LESS.

PREPARED BY:

 **LANDMARK**  
SURVEYING & MAPPING  
SYDNEY A. SCHIEREN, PLS 37937  
PO BOX 668  
SALIDA, COLORADO 81201

**LEGAL DESCRIPTION  
OF  
A TRACT OF LAND**

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1,067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;  
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 228.98 FEET;  
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET TO A #5 REBAR WITH STEEL TAG STAMPED LS 6753 AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 01°14'55" EAST, A DISTANCE OF 505.90 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;  
THENCE SOUTH 88°30'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 246.18 FEET;  
THENCE NORTH 01°00'32" EAST, A DISTANCE OF 81.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD 140;  
THENCE NORTH 88°30'31" WEST, A DISTANCE OF 60.01 FEET;  
THENCE NORTH 88°36'35" WEST, A DISTANCE OF 948.80 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID NORTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;  
THENCE SOUTH 01°23'25" WEST, A DISTANCE OF 83.07 FEET TO SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140 AND THE NORTHWEST CORNER OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION;  
THENCE SOUTH 01°28'16" WEST, A DISTANCE OF 529.30 FEET;  
THENCE NORTH 88°38'51" WEST, A DISTANCE OF 238.72 FEET;  
THENCE SOUTH 01°25'56" WEST, A DISTANCE OF 479.52 FEET;  
THENCE SOUTH 01°12'14" WEST, A DISTANCE OF 59.87 FEET;  
THENCE SOUTH 01°24'14" WEST, A DISTANCE OF 399.57 FEET TO THE SOUTHWEST CORNER OF LOT 2, MEADOWLARK SUBDIVISION EXEMPTION;  
THENCE SOUTH 89°41'44" EAST, A DISTANCE OF 250.09 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHEASTERLY A DISTANCE OF 682.76 FEET ALONG A CURVE DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 679.60 FEET, A DELTA ANGLE OF 57°33'44", A CHORD BEARING OF SOUTH 60°54'52" EAST AND A CHORD LENGTH OF 654.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE SOUTH 30°30'00" EAST, A DISTANCE OF 58.27 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE NORTH 59°30'00" EAST, A DISTANCE OF 89.65 FEET;  
THENCE NORTH 54°11'52" EAST, A DISTANCE OF 375.89 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;

THENCE NORTH 35°52'34" WEST, A DISTANCE OF 78.90 FEET TO THE NORTH RIGHT-OF-WAY OF  
CHAFFEE COUNTY ROAD 120;  
THENCE NORTH 09°16'37" WEST, A DISTANCE OF 993.48 FEET TO THE POINT OF BEGINNING.  
CONTAINING 37.99 ACRES, MORE OR LESS.

PREPARED BY:





**ANNEXATION PETITION**

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**CIRCULATOR'S AFFIDAVIT**

STATE OF COLORADO    )  
   ) ss.  
 COUNTY OF CHAFFEE    )

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being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

\_\_\_\_\_

Circulator

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_\_\_.  
 Witness my hand and official seal. My commission expires: \_\_\_\_\_.

\_\_\_\_\_

Notary Public

**ANNEXATION PETITION**

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if neces
 signed by James L. Treat		225 G Street, Salida, CO 81201	Salida Quality Farms LLC Lots 1&2
			Meadowlark subdivision Exemption Plat
			348581 SUB 272 REC 404372 includes 380

**PETITION FOR EXCLUSION OF THE PROPERTY FROM THE SOUTH ARKANSAS FIRE  
PROTECTION DISTRICT**

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As an owner of property located in unincorporated Chaffee County, fire protection services are generally provided by the South Arkansas Fire Protection District (SAFPD). These services are supported by a mill levy, specifically for the SAFP, on your property tax bill. Once a property is annexed into the City of Salida, certain fire protection services will be provided by the City.

If a property owner annexes into the City and does not petition the SAFP for exclusion from the district, the property owner(s) will continue to pay real property taxes to South Arkansas Fire Protection District. It is the responsibility of the property owner to request that their land be excluded from the special taxing district during the annexation process. The petition to exclude land from the special taxing district should be submitted to the SAFP if you would like to have your property considered for exclusion by the South Arkansas Fire Protection District Board.

Petitions need to meet the requirements of Section 32-1501(1), C.R.S., in the following respects:

- A. Include a "legal description of the property"
- B. The petition/request must include notarized signature of the property owner(s)

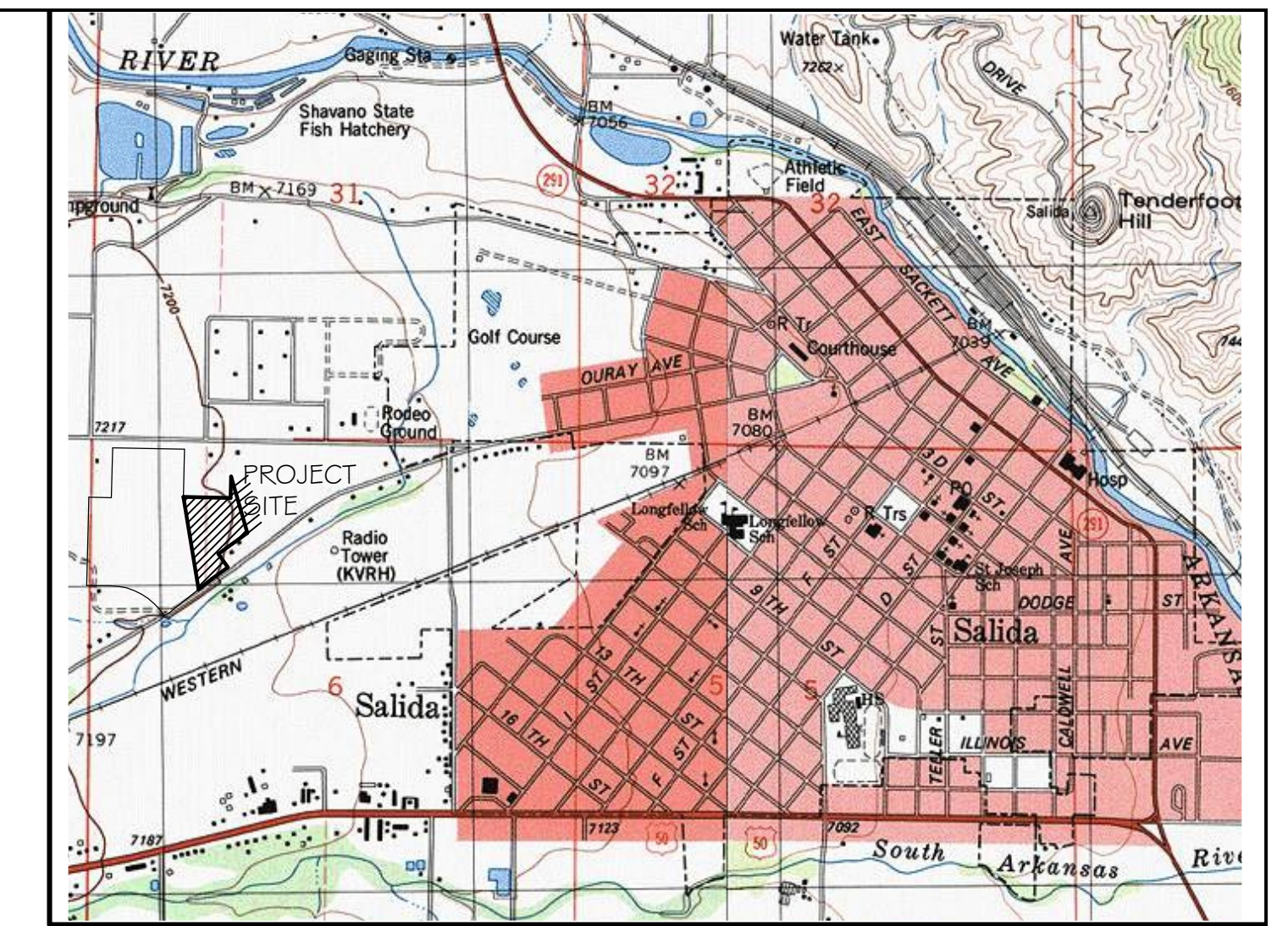
You may mail or deliver a notarized copy of the request letter along with a full legal description of the property or properties (a copy of vesting deeds(s) will suffice) directly to the District, at 124 E Street, P.O. Box 393, Salida, CO 81201

The District incurs legal fees for exclusions in the range of \$650 - \$1000. A \$500 deposit for legal fees will be required up front.



# SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-1

A PORTION OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION AND A PORTION OF COUNTY ROAD 120, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-1 WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND IS DULY RECORDED.

\_\_\_\_\_  
CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-1 WERE ACCEPTED FOR FILING IN MY OFFICE AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 UNDER RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
CHAFFEE COUNTY CLERK AND RECORDER

## CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY SALIDA QUALITY FARMS, LLC, AS OWNER OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPT PUBLIC ROADWAYS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON \_\_\_\_\_, 2024, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1); WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON \_\_\_\_\_, 2024, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. \_\_\_\_\_ (SERIES 2024), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON \_\_\_\_\_, 2024 THE CITY COUNCIL ADOPTED ORDINANCE NO. \_\_\_\_\_ (SERIES 2024) APPROVING AND ANNEXING SALIDA QUALITY FARMS, LLC ANNEXATION-1; NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-1' AS DESCRIBED HEREIN, TO WIT:

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;  
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 226.98 FEET;  
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET;  
THENCE SOUTH 09°16'37" EAST, A DISTANCE OF 993.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 120;  
THENCE SOUTH 35°52'34" EAST, A DISTANCE OF 78.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO. 120;  
THENCE NORTH 54°11'52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 769.79 FEET;  
THENCE NORTH 35°52'31" WEST, A DISTANCE OF 86.72 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 120;  
THENCE SOUTH 54°14'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 379.80 FEET;  
THENCE NORTH 35°43'57" WEST, A DISTANCE OF 175.58 FEET;  
THENCE NORTH 54°19'23" EAST, A DISTANCE OF 379.80 FEET;  
THENCE NORTH 16°04'31" WEST, A DISTANCE OF 622.98 FEET TO THE POINT OF BEGINNING, CONTAINING 10.99 ACRES, MORE OR LESS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY OF SALIDA

BY: \_\_\_\_\_  
MAYOR

## CERTIFICATION OF TITLE

I \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SALIDA QUALITY FARMS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
TITLE AGENT

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT SALIDA QUALITY FARMS, LLC IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN EXCEPT PUBLIC ROADWAYS, AND THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNERS:

\_\_\_\_\_  
JAMES TREAT (MANAGING MEMBER SALIDA QUALITY FARMS, LLC)

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY JAMES L. TREAT AS SALIDA QUALITY FARMS, LLC MANAGING MEMBER. WITNESS MY HAND AND SEAL.

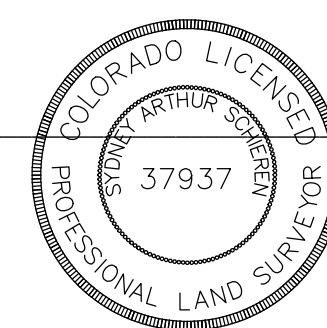
MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTISE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937



## GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WEST BOUNDARY OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION, BETWEEN 2 ALUMINUM CAPS AS SHOWN HEREON, HAVING A BEARING OF NORTH 16°04'31" WEST.
- 2) TOTAL AREA TO BE ANNEXED = 10.99 ACRES
- 3) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_

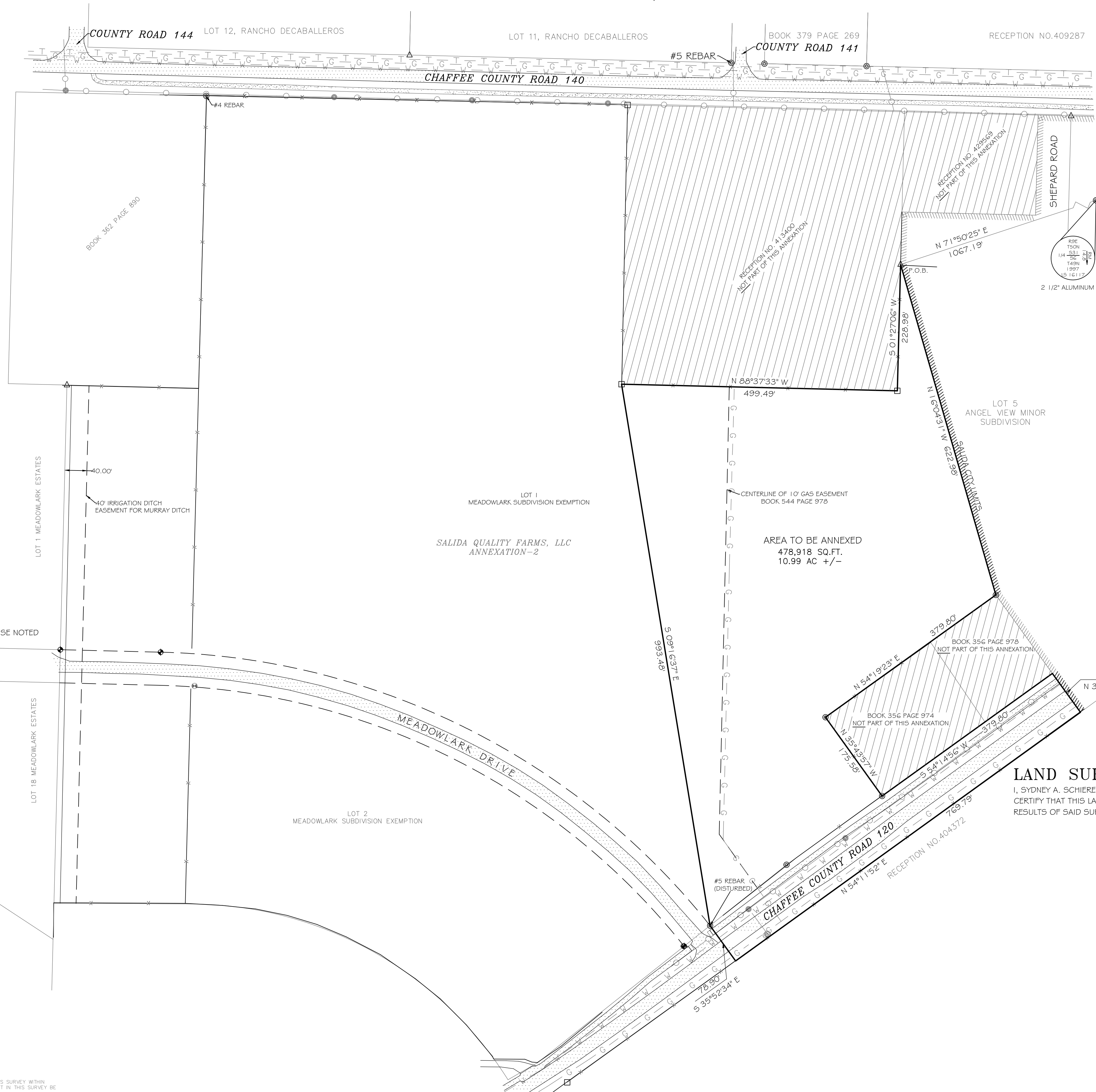
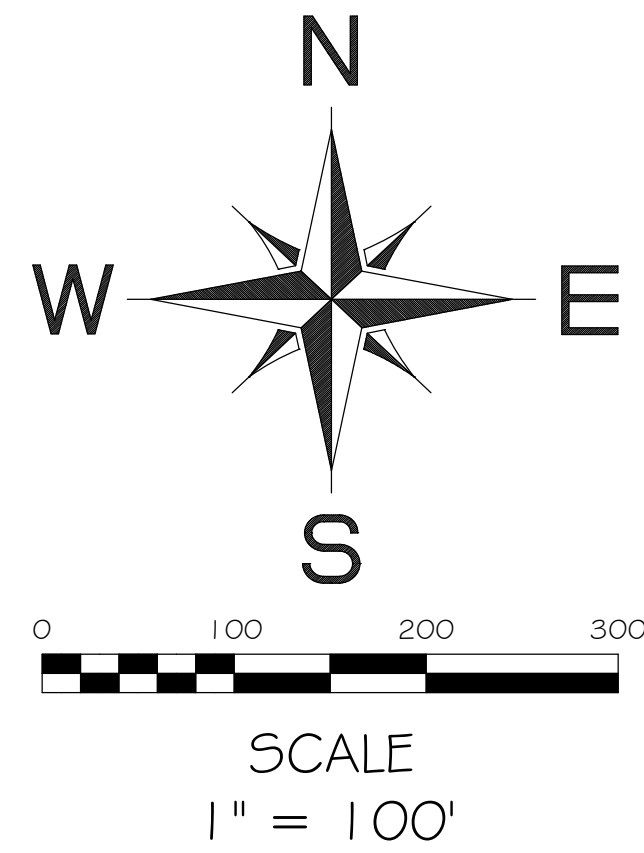
TOTAL PERIMETER OF LAND TO BE ANNEXED	4,215.52'
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	709.70'
CONTIGUOUS BOUNDARY REQUIREMENT 1/6 = 16.7%	16.8%

REVISED:	<b>SALIDA QUALITY FARMS, LLC</b> <b>MEADOWLARK DRIVE</b> <b>ANNEXATION-1</b> A PORTION OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION AND A PORTION OF COUNTY ROAD 120, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
DATE: MAY 6, 2024	
DATE: MAY 9, 2024	
DATE: JUNE 14, 2024	
JOB # 1844	<b>LANDMARK</b> SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: SEPTEMBER 20, 2023	
SHEET 1 OF 2	



# SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-1

A PORTION OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION AND A PORTION OF COUNTY ROAD 120,  
LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN,  
CHAFFEE COUNTY, COLORADO



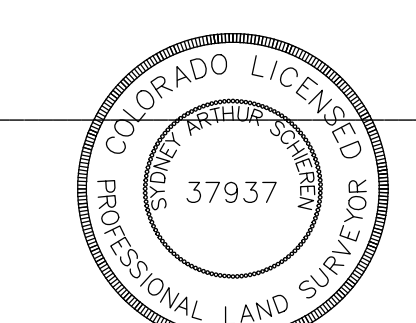
## LEGEND

- ⊙ FOUND 1" ALUMINUM CAP, LS 1776, UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH STEEL TAG, LS 6753
- △ FOUND 1 1/2" ALLUMINUM CAP, LS 16117
- ⊕ FOUND 1 1/2" ALUMINUM CAP, LS 23904
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ SEWER MAN HOLE
- ⊙ TELEPHONE PEDESTAL
- X — FENCE
- O — OVERHEAD UTILITY
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- T — OVERHEAD TELEPHONE LINE

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY DRAFT  
INTENDED FOR AGENCY CLIENT



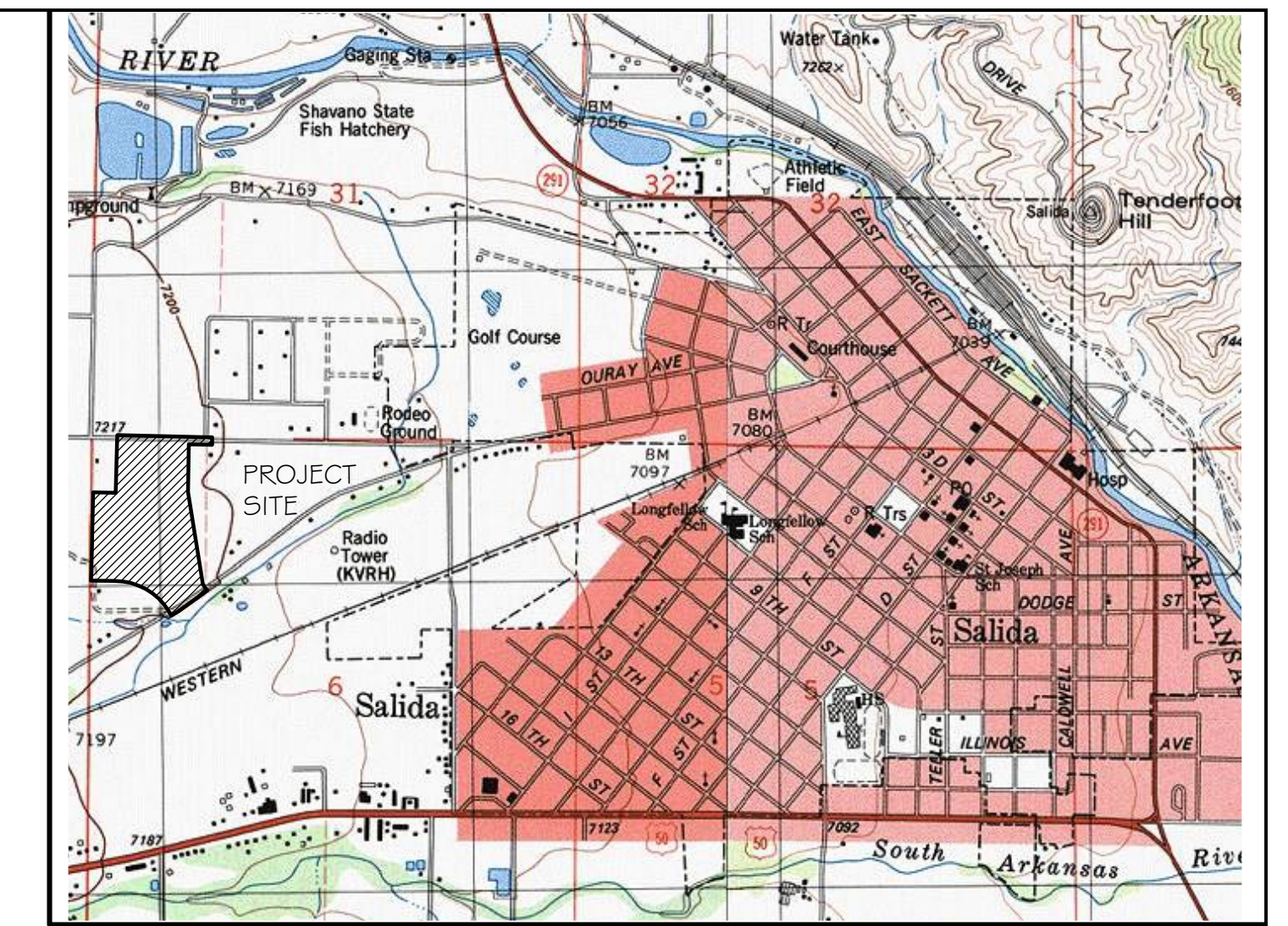
REVISED:	<b>SALIDA QUALITY FARMS, LLC</b> <b>MEADOWLARK DRIVE</b> <b>ANNEXATION-1</b> A PORTION OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION AND A PORTION OF COUNTY ROAD 120, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO
DATE: MAY 6, 2024	
DATE: MAY 9, 2024	
DATE: JUNE 14, 2024	
JOB # 23108	 <b>LANDMARK</b> SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: SEPTEMBER 20, 2023	
SHEET 2 OF 2	

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 SURVEYOR'S STATEMENT CONTAINED HEREON.



# SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-2

A PORTION OF LOT 1 AND LOT 2, MEADOWLARK SUBDIVISION EXEMPTION AND PORTIONS OF COUNTY ROADS 120 AND 140, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

## CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY SALIDA QUALITY FARMS, LLC, AS OWNER OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING ROADWAYS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON \_\_\_\_\_, 2024, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1), AND WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON \_\_\_\_\_, 2024, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. \_\_\_\_\_ (SERIES 2024), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON \_\_\_\_\_, 2024 THE CITY COUNCIL ADOPTED ORDINANCE NO. \_\_\_\_\_ (SERIES 2024) APPROVING AND ANNEXING SALIDA QUALITY FARMS, LLC ANNEXATION-2'. NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-2' AS DESCRIBED HEREIN, TO WIT:

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1,067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;  
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 228.98 FEET;  
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET TO A #5 REBAR WITH STEEL TAG STAMPED LS 6753 AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 01°14'55" EAST, A DISTANCE OF 505.90 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;  
THENCE SOUTH 88°30'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 246.18 FEET;  
THENCE NORTH 01°00'32" EAST, A DISTANCE OF 81.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD 140;  
THENCE NORTH 88°30'31" WEST, A DISTANCE OF 60.01 FEET;  
THENCE NORTH 88°36'35" WEST, A DISTANCE OF 948.80 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID NORTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;  
THENCE SOUTH 01°23'25" WEST, A DISTANCE OF 83.07 FEET TO SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140 AND THE NORTHWEST CORNER OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION;  
THENCE SOUTH 01°28'16" WEST, A DISTANCE OF 529.30 FEET;  
THENCE NORTH 88°38'51" WEST, A DISTANCE OF 238.72 FEET;  
THENCE SOUTH 01°25'56" WEST, A DISTANCE OF 479.52 FEET;  
THENCE SOUTH 01°12'14" WEST, A DISTANCE OF 59.87 FEET;  
THENCE SOUTH 01°24'14" WEST, A DISTANCE OF 399.57 FEET TO THE SOUTHWEST CORNER OF LOT 2, MEADOWLARK SUBDIVISION EXEMPTION;  
THENCE SOUTH 89°41'44" EAST, A DISTANCE OF 250.09 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHEASTERLY A DISTANCE OF 682.76 FEET ALONG A CURVE DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 679.60 FEET, A DELTA ANGLE OF 57°33'44", A CHORD BEARING OF SOUTH 60°54'52" EAST AND A CHORD LENGTH OF 654.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE SOUTH 30°30'00" EAST, A DISTANCE OF 58.27 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE NORTH 59°30'00" EAST, A DISTANCE OF 89.65 FEET;  
THENCE NORTH 54°11'52" EAST, A DISTANCE OF 375.89 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE NORTH 35°52'34" WEST, A DISTANCE OF 78.90 FEET TO THE NORTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;  
THENCE NORTH 09°16'37" WEST, A DISTANCE OF 993.48 FEET TO THE POINT OF BEGINNING, CONTAINING 37.99 ACRES, MORE OR LESS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY OF SALIDA

By: \_\_\_\_\_  
MAYOR

## GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WEST BOUNDARY LOT 1, MEADOWLARK SUBDIVISION EXEMPTION, BETWEEN 2 ALUMINUM CAPS AS SHOWN HEREON, HAVING A BEARING OF NORTH 16°04'31" WEST.
- 2) TOTAL AREA TO BE ANNEXED= 25.64 ACRES
- 3) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_

## CERTIFICATION OF TITLE

I \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SALIDA QUALITY FARMS, LLC, EXCEPTING ROADWAYS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

TITLE AGENT

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT SALIDA QUALITY FARMS, LLC IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPTING ROADWAYS, AND THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNERS:

JAMES TREAT (MANAGING MEMBER SALIDA QUALITY FARMS, LLC)

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY JAMES L. TREAT AS SALIDA QUALITY FARMS, LLC MANAGING MEMBER. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-2 WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND IS DULY RECORDED.

CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

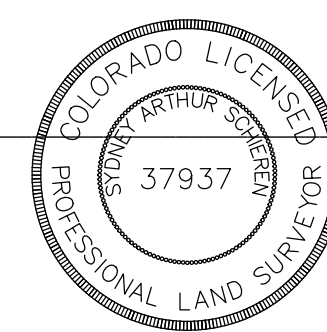
I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-2 WERE ACCEPTED FOR FILING IN MY OFFICE AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 UNDER RECEPTION NUMBER \_\_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY DRAFT  
INTENDED FOR REVIEW ONLY  
AND APPROVAL



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 SURVEYING STATEMENT CONTAINED HEREON.

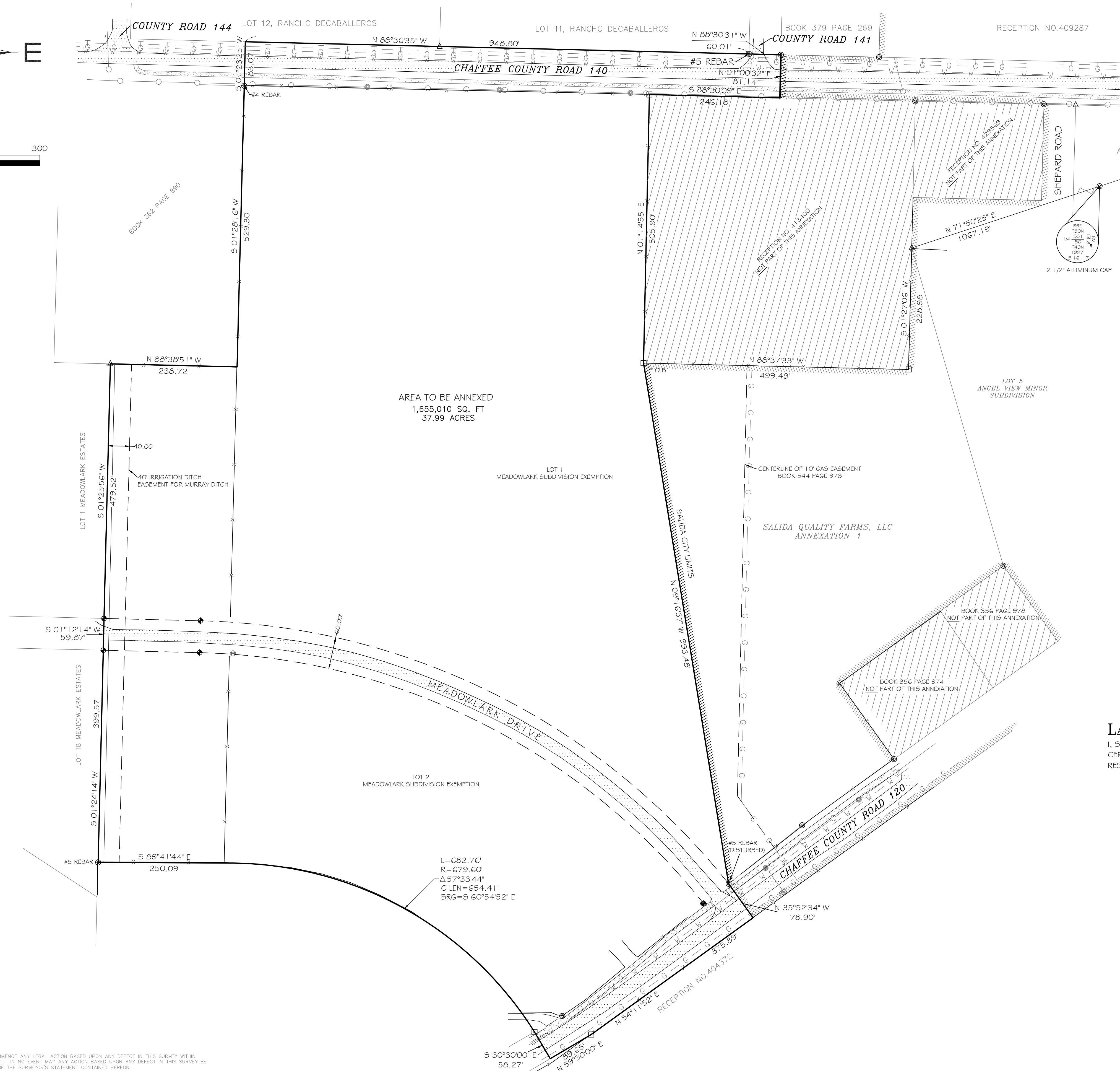
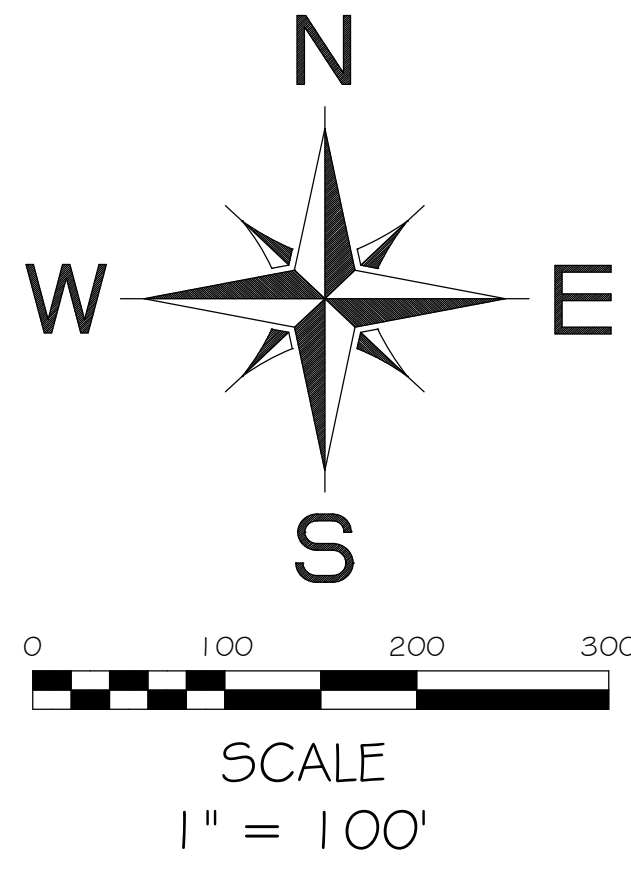
TOTAL PERIMETER OF LAND TO BE ANNEXED	6161.12'
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	1153.52'
CONTIGUOUS BOUNDARY REQUIREMENT 1/6 = 16.7%	18.7%

REVISED:	<b>SALIDA QUALITY FARMS, LLC MEADOWLARK DRIVE ANNEXATION-2</b> A PORTION OF LOT 1 AND LOT 2, MEADOWLARK SUBDIVISION EXEMPTION AND PORTIONS OF COUNTY ROADS 120 AND 140, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
DATE: MAY 6, 2024	
DATE: MAY 9, 2024	
DATE: JUNE 14, 2024	
JOB # 1844	
DATE: SEPTEMBER 20, 2023	
SHEET 1 OF 2	<b>LANDMARK SURVEYING &amp; MAPPING</b> P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031



# SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE ANNEXATION-2

A PORTION OF LOT 1 AND LOT 2, MEADOWLARK SUBDIVISION EXEMPTION AND PORTIONS OF COUNTY ROADS 120 AND 140,  
LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,  
CHAFFEE COUNTY, COLORADO



### LEGEND

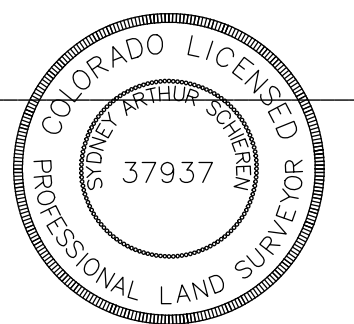
- ⊙ FOUND 1" ALUMINUM CAP, LS 1776, UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH STEEL TAG, LS 6753
- △ FOUND 1 1/2" ALUMINUM CAP, LS 16117
- ⊕ FOUND 1 1/2" ALUMINUM CAP, LS 23904
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ SEWER MAN HOLE
- ⊙ TELEPHONE PEDESTAL
- X — FENCE
- ○ — OVERHEAD UTILITY
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- T — OVERHEAD TELEPHONE LINE

### LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY  
INTENDED FOR THE CLIENT

SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937



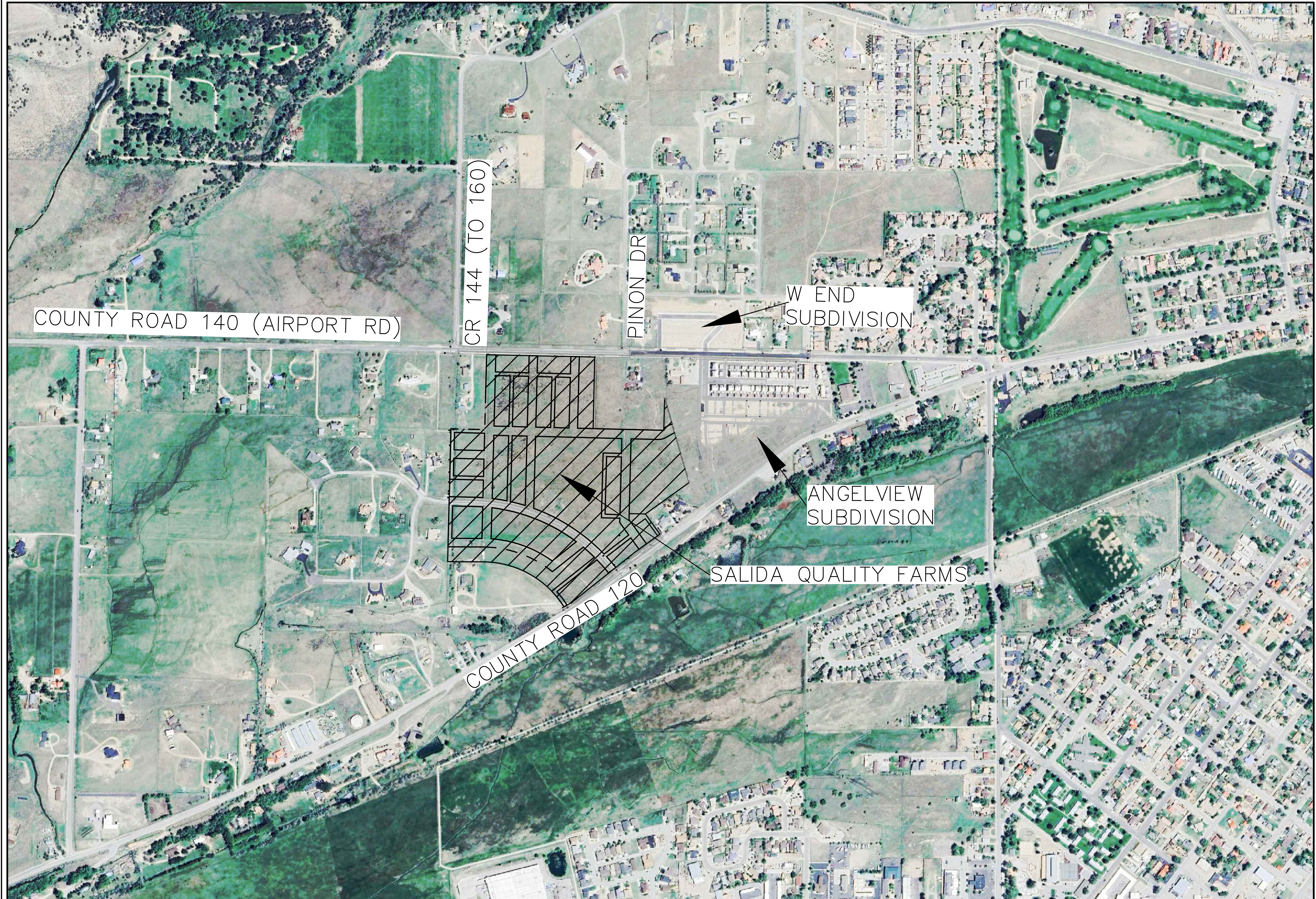
REVISED:	<b>SALIDA QUALITY FARMS, LLC MEADOWLARK DRIVE ANNEXATION-2</b>  A PORTION OF LOT 1 AND LOT 2, MEADOWLARK SUBDIVISION EXEMPTION AND PORTIONS OF COUNTY ROADS 120 AND 140, LOCATED WITHIN THE NORTH HALF OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
DATE: MAY 6, 2024	
DATE: MAY 9, 2024	
DATE: JUNE 14, 2024	
JOB # 23108	 <b>LANDMARK SURVEYING &amp; MAPPING</b> P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: SEPTEMBER 20, 2023	
SHEET 2 OF 2	

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 SURVEYOR'S STATEMENT CONTAINED HEREON.

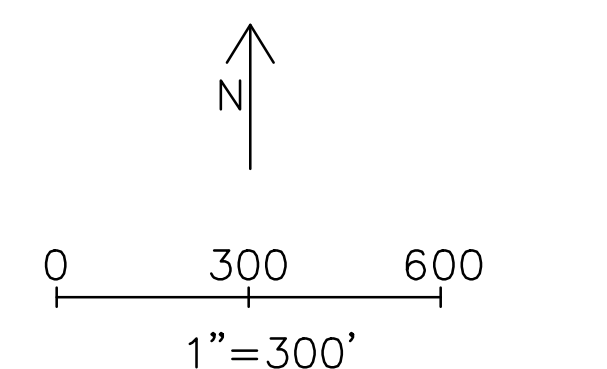


VICINITY MAP

TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



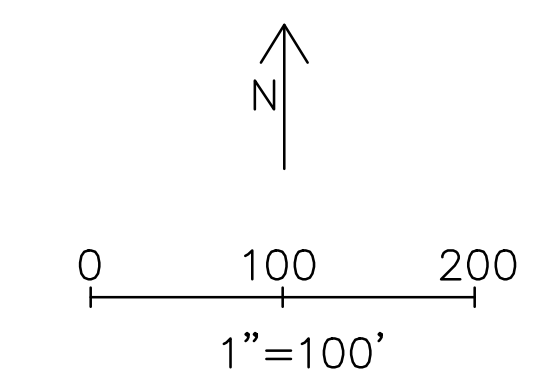
LEGEND  
ANNEXATION AREA



PLACES TO AGE  
JOB #24004  
DRAWN BY BILL HUSSEY  
SALIDA, CO  
6/18/24  
SHEET 1 OF 4



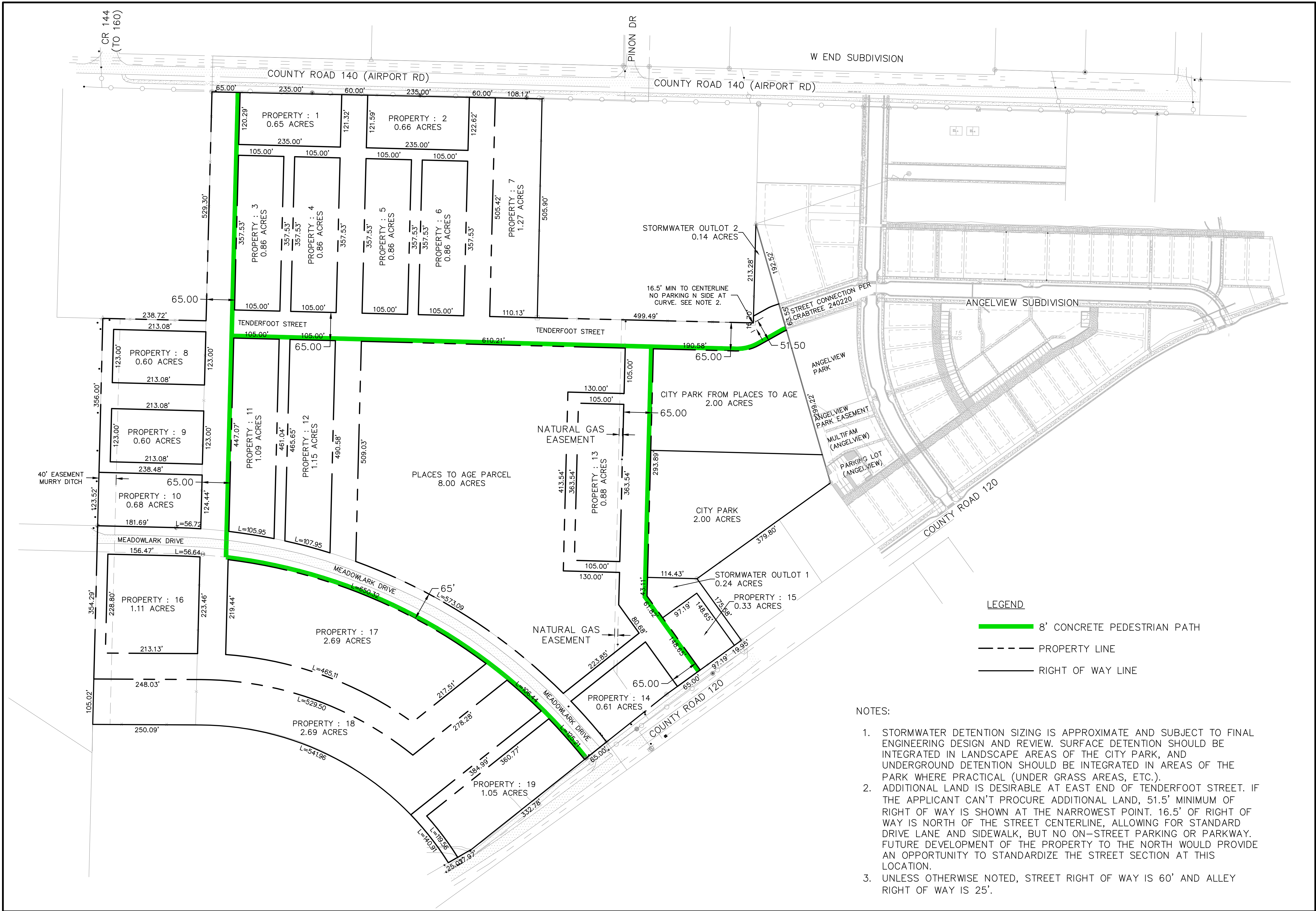
# CONCEPTUAL PLAN TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



PLACES TO AGE  
JOB #24004  
  
DRAWN BY BILL HUSSEY  
SALIDA, CO  
  
6/18/24  
  
SHEET 3 OF 4



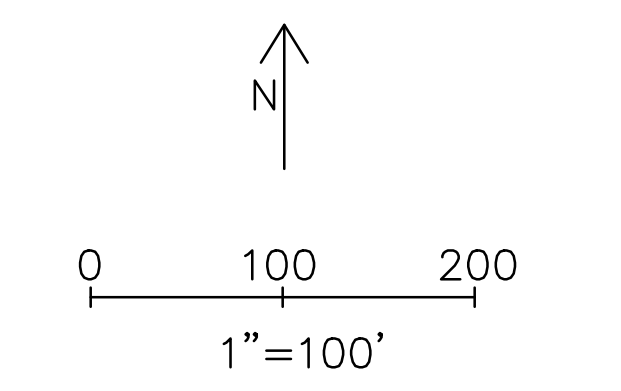
# CONCEPTUAL PLAN TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



PARCEL AREA (AC)	
CITY PARK FROM PLACES TO AGE	2
CITY PARK	2
PLACES TO AGE	8
STORMWATER OUTLOT 1	0.24
STORMWATER OUTLOT 2	0.14
RIGHT OF WAY (STREET AND ALLEY)	12.97
1	0.65
2	0.66
3	0.86
4	0.86
5	0.86
6	0.86
7	1.27
8	0.6
9	0.6
10	0.68
11	1.09
12	1.15
13	0.88
14	0.61
15	0.33
16	1.11
17	2.69
18	2.69
19	1.05
<b>TOTAL (INC. MEADOWLARK DR)</b>	<b>44.85</b>

- LEGEND**
- 8' CONCRETE PEDESTRIAN PATH
  - - - - - PROPERTY LINE
  - RIGHT OF WAY LINE

- NOTES:**
- STORMWATER DETENTION SIZING IS APPROXIMATE AND SUBJECT TO FINAL ENGINEERING DESIGN AND REVIEW. SURFACE DETENTION SHOULD BE INTEGRATED IN LANDSCAPE AREAS OF THE CITY PARK, AND UNDERGROUND DETENTION SHOULD BE INTEGRATED IN AREAS OF THE PARK WHERE PRACTICAL (UNDER GRASS AREAS, ETC.).
  - ADDITIONAL LAND IS DESIRABLE AT EAST END OF TENDERFOOT STREET. IF THE APPLICANT CAN'T PROCURE ADDITIONAL LAND, 51.5' MINIMUM OF RIGHT OF WAY IS SHOWN AT THE NARROWEST POINT. 16.5' OF RIGHT OF WAY IS NORTH OF THE STREET CENTERLINE, ALLOWING FOR STANDARD DRIVE LANE AND SIDEWALK, BUT NO ON-STREET PARKING OR PARKWAY. FUTURE DEVELOPMENT OF THE PROPERTY TO THE NORTH WOULD PROVIDE AN OPPORTUNITY TO STANDARDIZE THE STREET SECTION AT THIS LOCATION.
  - UNLESS OTHERWISE NOTED, STREET RIGHT OF WAY IS 60' AND ALLEY RIGHT OF WAY IS 25'.



PLACES TO AGE  
JOB #24004

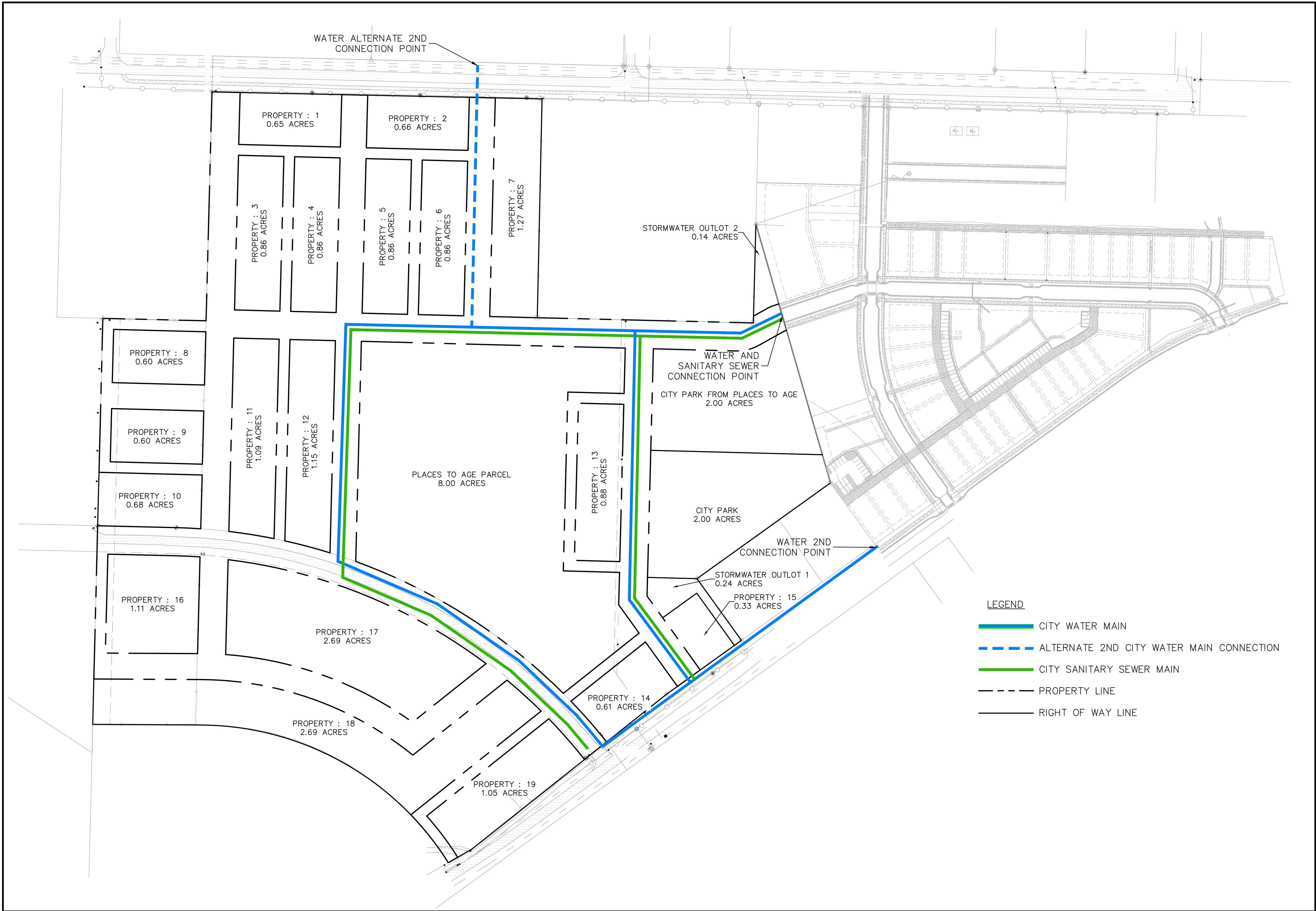
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SALIDA, CO

6/18/24

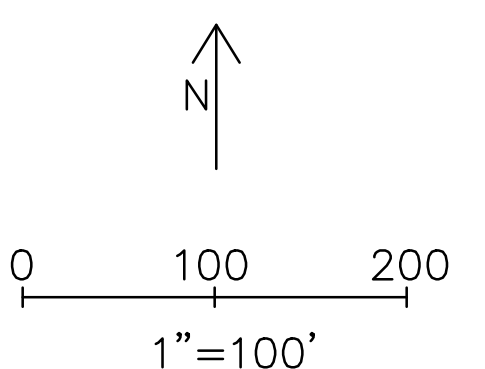
SHEET 2 OF 4



# CONCEPTUAL CITY UTILITY PLAN FOR PLACES TO AGE PARCEL TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



- LEGEND**
- CITY WATER MAIN
  - - - ALTERNATE 2ND CITY WATER MAIN CONNECTION
  - CITY SANITARY SEWER MAIN
  - - - PROPERTY LINE
  - RIGHT OF WAY LINE



PLACES TO AGE  
JOB #24004

DRAWN BY BILL HUSSEY  
SALIDA, CO

6/18/24

SHEET 4 OF 4