



**703 Weld County Road 37
BOARD OF TRUSTEES**

SPECIAL MEETING AGENDA

**AND NOTICE OF SPECIAL MEETING AND REFERRAL TO THE BOARD BY THE TOWN CLERK OF
A PETITION FOR ANNEXATION**

January 12, 2024

5:00 p.m.

This meeting will be held via Zoom and in the Town Hall Board Room, 703 WCR 37, Lochbuie, Colorado. The public is welcome to join us in the Board Room or view by accessing the meeting through the following Zoom link:

<https://us02web.zoom.us/j/89386129279>

Or One tap mobile :

+17193594580,,89386129279# US

+12532158782,,89386129279# US (Tacoma)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 205 0468 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Webinar ID: 893 8612 9279

International numbers available: <https://us02web.zoom.us/j/89386129279>



Agenda Item Summary

MEETING DATE: January 12, 2024

SUBJECT: Revised Policy on Remote Meetings and Remote Participation During Town Board of Trustees Meetings

SUBMITTED BY: Maureen Juran, Town Attorney

SUMMARY

A replacement policy to the Town Board of Trustees' 2020 policy on remote participation and the holding of fully remote meetings is being presented for Board consideration. A motion to approve the revised 2024 policy will achieve the suggested updates to the policy. The Board previously approved the concepts of this revision by consensus direction at its meeting held January 2, 2024.

HISTORY AND DISCUSSION

In 2020, during the height of the COVID-19 pandemic, the Town Board of Trustees adopted a policy on electronic participation at meetings and the holding of fully remote meetings. At that time, this was a foreign concept for most local governments which, to that point, had historically always held meetings with physically present attendance required. As such, many provisions and limitations were written into the 2020 policy that have proved unnecessary. In fact, the public often has taken advantage of the opportunities to view public meetings from the comfort of their homes and thus the holding of public meetings through electronic means can often foster rather than hinder transparency,

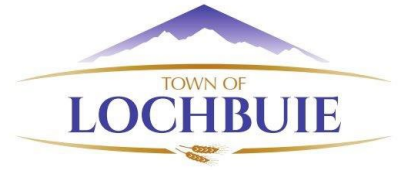
Revisions to the policy are recommended to relax some of these limitations, while still ensuring transparency and due process concerns are appropriately addressed.

Highlights of the suggested revisions include:

1. Allowing for meetings to be held as fully remote meetings and for remote participation in physical meetings.
2. Changing the procedures to allow for quasi-judicial actions to be heard at fully remote meetings and for electronically participating members to participate in both executive sessions and quasi-judicial hearings with certain procedural safeguards.

RECOMMENDATION

Town staff and the Town attorney recommend that the Board approve the proposed revised 2024 policy. Alternatively, the Board may ask for the policy with some amendments to be placed on an upcoming Board agenda.



Recommended Motion: *“I move that the Town Board of Trustees approves Policy No. 2024-01, Remote Meetings and Remote Participation During Town Board of Trustees Meetings, as presented.”*

**TOWN OF LOCHBUIE, COLORADO
TOWN BOARD OF TRUSTEES
POLICY NO. 2024-01**

REMOTE MEETINGS AND REMOTE PARTICIPATION DURING TOWN BOARD OF TRUSTEES MEETINGS

DATE OF POLICY/REVISION:	Approved by Motion January 12, 2024 and replaces in full Policy 2020-01.
PURPOSE AND INTENT:	To specify the revised rules and procedures by which members of the Town Board of Trustees may participate in regular and special Board of Trustees meetings and executive sessions by telephone or other electronic means and to allow for the holding of fully remote meetings completely through electronic means.
SCHEDULED REVIEW AND REVISION:	As deemed necessary or desired by the Town Board of Trustees or upon recommendation of the Town Administrator or Town Attorney.
ATTACHMENT(S):	None
REFERENCE(S):	Article 15, Title 31 and general administrative powers conferred upon Colorado municipalities to govern the affairs of the municipality; Colorado Open Meetings Act, C.R.S. 24-6-401 et seq.
SPECIAL PROVISIONS	<p>The Town Board of Trustees reserves the right to amend, suspend or revoke this Policy at any time without notice.</p> <p>This Policy shall not be interpreted in a manner that would deny full and equal access by disabled Town Trustees or the public to Town Board of Trustees' meetings or to the full and equal participation of disabled Trustees or members of the public in all aspects of Town Board of Trustees meetings.</p>

I. Remote Meeting Participation.

Remote participation serves a valuable purpose when a Board member is unable to attend a meeting in person or when the Board determines to meet virtually. Remote participation shall constitute presence in person at the meeting for purposes of establishing a quorum and for voting requirements.

II. Remote Meetings.

The Mayor or the Town Administrator may determine whether any regular or special meeting shall be held remotely in accordance with the following:

- (A) At least twenty-four (24) hours written notice shall be provided to each Board member that the meeting will be held remotely, and the agenda for such meeting shall be revised to reflect it will be held remotely.
- (B) The Town Administrator or Town Clerk shall take reasonable and practical measures to ensure that remote meetings are open to the public at all times and information is provided to enable the public to join the remote meeting; that Board members can hear one another or otherwise communicate with one another and can hear or read all discussion and testimony in a manner designed to provide maximum notice and participation, and each such meeting provides Town staff and the public a reasonable opportunity to be heard.
- (C) Executive Sessions and Work Sessions are permitted to occur during a Remote Meeting. For executive sessions, persons participating remotely must participate in a secure and confidential manner in a location where no other persons can hear the content of the executive session and no participants may record or otherwise transmit the contents.
- (D) Public hearings on quasi-judicial matters and votes on quasi-judicial actions may be taken during a remote meeting in accordance with procedures that ensure due process by providing all interested persons the opportunity to be heard.
- (E) If the Mayor or Town Administrator determines that sufficient procedures or electronic means are not available to hold a quasi-judicial hearing during a remote Board meeting, any quasi-judicial matter scheduled for such remote meeting of the Board shall be continued by motion of the Board to the date and time of the next regular or special meeting to be held in person. If the Board is unable to determine when the next in-person meeting will be held, such quasi-judicial matters shall be vacated, and new public notice provided when such quasi-judicial matters are rescheduled.

III. Remote Participation at an In-Person Meeting.

A member of the Board may participate in a regular or special meeting or work session of the Board by phone, video, or other similar remote means as may be approved by the Mayor or four (4) members of the Board, not including the one making the request, for good cause. For purposes of this Section, "good cause" shall include, but not be limited to, circumstances that either prevent physical attendance at the meeting by a Board member, including work or personal travel, or for reasons that physical attendance by a Board member may compromise such person's health or the health of others. A Board member joining a meeting remotely may participate in and vote on any item before the Board at such meeting, including executive sessions and quasi-judicial matters, provided the Board member is able to view, hear, and

consider all testimony and other evidence presented at the public hearing in a manner similar to those Board members attending the meeting in person. For executive sessions, the Trustee(s)/Mayor or any other person participating remotely may only participate in a secure and confidential manner in a location where no other persons can hear the content of the executive session and such participants shall not record or otherwise transmit the contents.

IV. Technological and Connectivity Issues.

If technological, connectivity, or other issues prevent a member from participating in a meeting remotely or arise during such member's remote participation in a meeting, the in-person meeting shall continue without such member's participation provided there is a quorum of members meeting in person. A member who experiences technological, connectivity, or other issues during a meeting may only vote on a matter before the Public Body if they were connected during the entire public hearing and/or discussion and are able to cast their vote orally. Participation and voting by text or other means of communication is not permitted.

V. Reasonable Accommodations.

The Town shall provide reasonable accommodation and shall waive or modify provisions of this Policy to provide disabled Town Trustees or members of the public full and equal access to Board of Trustees' meetings.

By majority vote of the Board of Trustees, made effective this 12th day of January, 2024.

Michael Mahoney, Mayor



Agenda Item Summary (AIS)

MEETING DATE: January 12, 2024
SUBJECT: Ordinance 2024-689 revising Section 2-62-60 of the Lochbuie Municipal Code regarding the calling of special meetings
PRESENTED BY: Maureen Juran, Town Attorney

SUMMARY

This is a request for the Board of Trustees to approve Ordinance 2024-689, which will revise the provisions of the Municipal Code that govern the calling of special meetings. Currently, the provisions require the Town to provide 24 hours advance notice to each elected official by (A) personally serving such notice, (B) leaving notice at the elected officials' residences, or (C) sending it via electronic mail with reply confirmation of receipt needed. This is burdensome for Town staff and decreases the nimbleness of the Town to call and hold special meetings when the business of the Town requires it to do so.

Instead, the revisions to Section 2-2-60 will provide that a special meeting may be called (usually with 24 hours advance notice except when there is an emergency) by (A) personally handing such notice to an elected official, or (B) sending an email to each board member's town email address (and not requiring reply confirmation of receipt). In addition, as a courtesy only, and not as a legal requirement, the Town will place a phone call to each board member and/or send a text message to each board member regarding such meeting.

This change should decrease Town resources necessary to comply with the ordinance while still ensuring sufficient efforts are made to inform all board members of any special meeting that is called. It also adds to the certainty that a special meeting may be legally held as it eliminates the need to wait to hear a reply from each elected official.

FINANCIAL IMPACTS

Adoption of Ordinance 2024-689 will have no financial impact for the Town.

CONCLUSIONS AND RECOMMENDATIONS

Town staff recommends adoption of Ordinance 2024-689. Staff recommends the following motion: *"I move to approve Ordinance 2024-689, An Ordinance Amending Section 2-2-60 Of The Town Of Lochbuie Municipal Code Governing Special Meetings."*

ATTACHMENTS

- Ordinance 2024-689

**TOWN OF LOCHBUIE
COUNTIES OF WELD AND ADAMS
STATE OF COLORADO
ORDINANCE NO. 2024-689**

**AN ORDINANCE AMENDING SECTION 2-2-60 OF THE TOWN OF LOCHBUIE
MUNICIPAL CODE GOVERNING SPECIAL MEETINGS**

WHEREAS, the Town of Lochbuie ("Town") is a Colorado statutory town that is a body corporate and politic with express and implied powers and authorities as provided in state law; and

WHEREAS, the Town exercises its powers through its elected governing body, the Board of Trustees, which meets regularly in accordance with Section 2-2-50 of the Lochbuie Municipal Code ("Code") and which, from time to time, has need to hold special meetings to conduct the corporate and municipal business of the Town; and

WHEREAS, Section 2-2-60 of the Code addresses the current processes for calling special meetings and is unnecessarily onerous in the ways that notice of such special meetings must be provided given technological and other communication advances that are now in existence; and

WHEREAS, as the proper and responsive functioning of the government of the Town requires more nimbleness in being able to call special meetings, the Town Board desires to amend Section 2-2-60 of the Code as set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE, WELD AND ADAMS COUNTIES, COLORADO:

Section 1. **Amend Section 2-2-60.** Section 2-2-60 of the Lochbuie Municipal Code is hereby amended to read as follows with additions in ALL CAPS and deletions shown as strike-throughs:

Sec. 2-2-60. - Special meetings.

The Mayor or the Mayor Pro Tem if the Mayor is absent, or THE TOWN ADMINISTRATOR OR a majority of the Board COMMUNICATING SUCH DESIRE TO THE TOWN ADMINISTRATOR OR THE MAYOR ~~(as evidenced by each member's signature on the notice of the meeting)~~ may convene the Board at any time for a special meeting. Whenever a special meeting is called, ~~summons or a notice authorized by the Mayor, the Mayor Pro Tem or a majority of the Board, as the case may be,~~ shall be PROVIDED TO each member of the Board either in person OR by electronic mail TO EACH BOARD MEMBER'S TOWN EMAIL ADDRESS ~~with receipt confirmed by reply electronic mail, or by notice left at his place of residence~~ stating the date and hour of the meeting and the purpose for which such meeting is called, and no business shall be transacted thereat, except such as is stated in the notice. IN ADDITION, AS A COURTESY ONLY, AND NOT AS A LEGAL REQUIREMENT, THE

TOWN WILL PLACE A PHONE CALL TO EACH BOARD MEMBER AND/OR SEND A TEXT MESSAGE TO EACH BOARD MEMBER REGARDING SUCH MEETING. Except in cases of emergency, special meetings shall require at least twenty-four (24) hours advance notice UNLESS THE TOWN BOARD HAS AGREED TO SHORTER NOTICE. THE TOWN CLERK SHALL ALSO POST THE AGENDA FOR THE SPECIAL MEETING AT TOWN HALL AND ON THE TOWN’S WEBSITE.

Section 2. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 3. Safety Clause. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Lochbuie, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relationship to the proper legislative object sought to be obtained.

Section 4. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5. Effective Date. This Ordinance shall take effect thirty (30) days after publication, as provided by C.R.S. § 31-16-105 and Sections 1-3-60 and 2-2-110 of the Lochbuie Municipal Code.

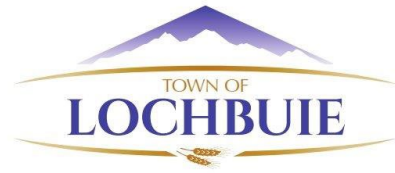
ADOPTED by a vote of ___ in favor, ___ against and ___ abstaining, AND ORDERED PUBLISHED by title only this ___ day of January, 2024.

TOWN OF LOCHBUIE, COLORADO

Michael Mahoney, Mayor

I hereby certify that the above Ordinance was adopted by the Board of Trustees of the Town of Lochbuie at its meeting of _____, 2024, and ordered published by title only one time by *The Brighton Blade* newspaper on _____, 2024.

Heather Bowen, Town Clerk

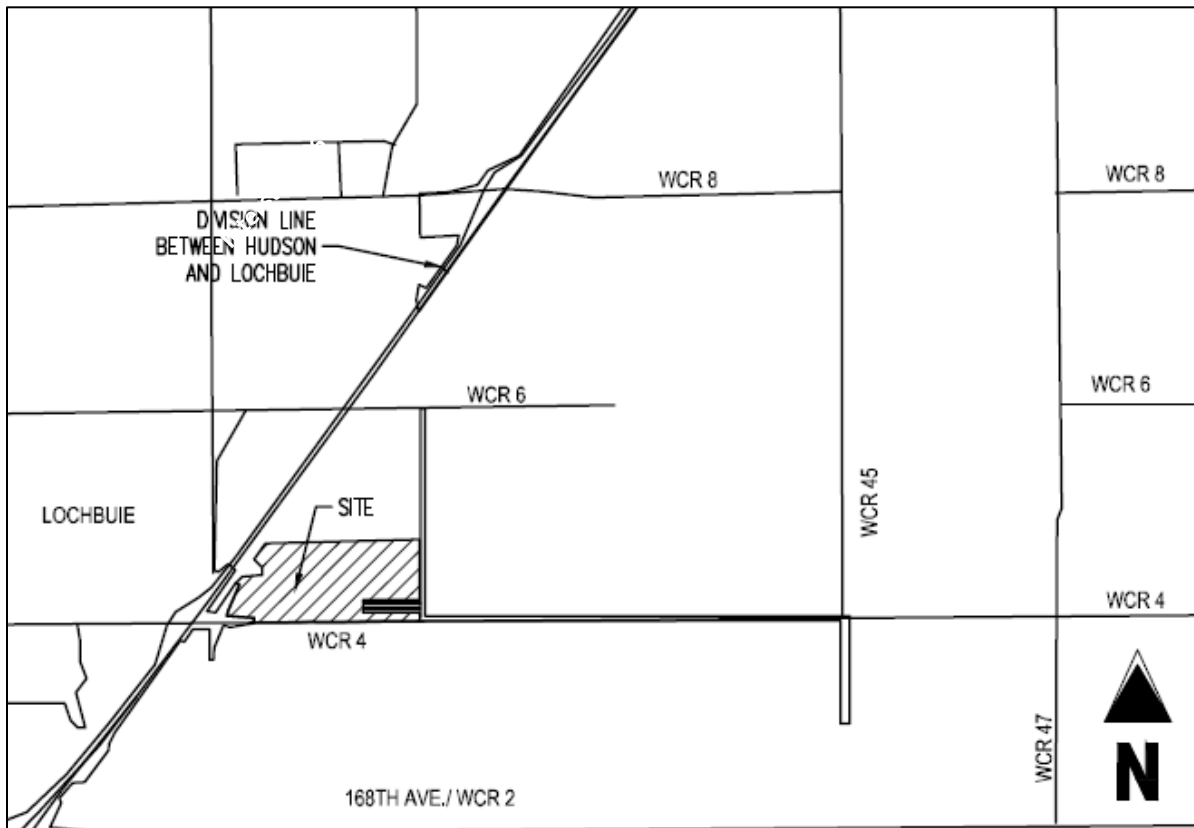


Agenda Item Summary (AIS)

MEETING DATE: January 12, 2024
SUBJECT: Highlands Annexations Nos. 1-3
PRESENTED BY: Chris Kennedy, Community Development Director
Maureen Juran, Town Attorney

SUMMARY

The Town has received three petitions for annexation of land generally east of I-76 along WCR 4 and 41 and including portions of WCR 4, 41, and 45. The following map outlines the general area of the properties. This is a request for the Board of Trustees to approve Resolution Nos. 2024-05, -06 and -07 pursuant to CRS section 31-12-108, each of which require a finding of substantial compliance of the relevant South Weld Annexation Nos. 1, 2 and/or 3 petitions with the requirements of CRS 31-12-107. The proposed resolutions also establish a date, time and place for a public hearing to determine whether the areas proposed to be annexed meet the applicable requirements of section 30 of article II of the state constitution and the provisions of the Municipal Annexation Act and are therefore eligible for annexation.





DISCUSSION

CRS Section 31-12-107 requires that property owner(s) initiate formal annexation requests by submitting a petition to the annexing municipality. South Weld Holdings (similar ownership as Bromley Companies) has submitted three separate petitions for annexation of 194.37 acres of property located generally north and east of the I-76/CR4 intersection. The petitions include portions of WCR 4, 41, and 45.

CRS Sections 31-12-107 and -108 require that the Board of Trustees confirm that the annexation petitions are in substantial compliance with the relevant requirements of Section 30 (1)(b) of Article II of the Colorado Constitution and Section 31-12-107(1). In addition to being in the correct form and containing the required technical information, the petitions and relevant attached annexation maps are required to meet two key criteria. Those criteria and a brief explanation of how the petition complies with them are provided below:

- 1) The signers of the petition must comprise more than fifty percent of the landowners in the area and own more than fifty percent of the land in the area.

Criterion met: Staff has researched the ownership of the land that is the subject of each petition and finds this criterion is met and recommends that the Board find the same.

- 2) One-sixth of the perimeter of each of the areas proposed to be annexed in the separate petitions must be contiguous with the existing boundaries of the Town. The required contiguity may be established through the annexation of multiple parcels in a series (including segments of road right-of-way) that may be considered simultaneously.

Criterion met: Staff has reviewed the annexation maps provided and found that the contiguity requirements set forth in state statutes have been met and recommends that the Board find the same. The Town's engineers and surveyors will perform additional review and confirm the absence of technical errors prior to the public hearing.

CRS Section 31-12-108 also requires that the Board of Trustees establish a date, time and place for a public hearing to determine whether the areas proposed to be annexed meet the applicable requirements of CRS Section 30 of Article II of the state constitution and Sections 31-12-104 and 31-12-105 and is considered eligible for annexation. The hearing must be held at least thirty days after the effective date of the resolution setting the hearing, but not more than sixty days after



that date. Staff suggests Monday, February 12, 2024, at 5:30 pm as a suitable date for the public hearing.

RECOMMENDATION

Staff recommends that the Board of Trustees approve the request by adopting Resolution No. 2024-05, -06 and -07 using the following suggested motions:

1. “I move that the Board of Trustees adopt Resolution No. 2024-05 A Resolution Of The Board Of Trustees Of The Town Of Lochbuie, Colorado, Accepting An Annexation Petition, Making Certain Findings Of Fact, Finding Substantial Compliance For Such Petition, And Setting A Public Hearing For Annexation Of Property Known As The South Weld Annexation No. 1.”

Following the vote on the first motion:

2. “I move that the Board of Trustees adopt Resolution No. 2024-06 A Resolution Of The Board Of Trustees Of The Town Of Lochbuie, Colorado, Accepting An Annexation Petition, Making Certain Findings Of Fact, Finding Substantial Compliance For Such Petition, And Setting A Public Hearing For Annexation Of Property Known As The South Weld Annexation No. 2.”

Following the vote on the second motion:

3. “I move that the Board of Trustees adopt Resolution No. 2024-07 A Resolution Of The Board Of Trustees Of The Town Of Lochbuie, Colorado, Accepting An Annexation Petition, Making Certain Findings Of Fact, Finding Substantial Compliance For Such Petition, And Setting A Public Hearing For Annexation Of Property Known As The South Weld Annexation No. 3.”

ATTACHMENTS

Resolution Nos. 2024-05, 2024-06 and 2024-07

Petitions: Highlands Annexations Nos. 1-3

Maps: South Weld Annexations Nos. 1-3

**TOWN OF LOCHBUIE
COUNTIES OF WELD AND ADAMS
STATE OF COLORADO**

RESOLUTION NO. 2024-05

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE,
COLORADO, ACCEPTING AN ANNEXATION PETITION, MAKING CERTAIN
FINDINGS OF FACT, FINDING SUBSTANTIAL COMPLIANCE FOR SUCH
PETITION, AND SETTING A PUBLIC HEARING FOR ANNEXATION OF
PROPERTY KNOWN AS THE SOUTH WELD ANNEXATION NO. 1**

WHEREAS, the Town Board of Trustees of the Town of Lochbuie, Colorado, has received and examined the filings and Petition for Annexation requesting the annexation to the Town of Lochbuie of certain real property more fully described in said petition and in **Exhibit 1** (“South Weld Annexation No. 1”) which exhibit is attached to this Resolution and is incorporated herein by reference (the “Property”); and

WHEREAS, said Petition for Annexation (“Petition”) has been filed of record with the Town Clerk of the Town of Lochbuie, State of Colorado, who has provided copies of such petition to the Board of Trustees upon receipt; and

WHEREAS, the Town Board of Trustees finds as follows:

1. That the Petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signers of the Petition, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed and own more than fifty percent (50%) of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the Town of Lochbuie.
 - (c) A request that the Town of Lochbuie approve the annexation of the Property.
 - (d) The signature of the landowners that executed the petition.
 - (e) The mailing address of the landowners.
 - (f) The legal description of the Property and a legal description of the specific real property owned by the landowners that executed the petition.
 - (g) The date that the landowners executed the petition.
 - (h) The affidavit of petition circulator(s); stating that the signature of each landowner therein is the signature of the person whose name it purports to be.

2. That four (4) copies of the annexation maps corresponding to the Property have been submitted to the Town with the Petition, and that the annexation map contain the following information:

- (a) A written legal description of the boundaries of the Property proposed to be annexed.
- (b) A map showing the boundary of the Property proposed to be annexed.
- (c) Within the map, the boundaries and the plat numbers of plots or of lots and blocks.
- (d) Next to the boundary of the Property proposed to be annexed is drawn the contiguous boundary of the Town of Lochbuie.

3. That no signature on the Petitions is dated more than one hundred eighty (180) days prior to the date of filing of the Petitions for Annexation with the Town Clerk of the Town of Lochbuie, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Lochbuie, Colorado that:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Board of Trustees.

Section 2. That the Petition for Annexation to the Town of Lochbuie of the Property, which Petition was officially filed of record with the Town Clerk of the Town of Lochbuie on or prior to January 10, 2024, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Lochbuie and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of §31-12-112, C.R.S.

Section 5. That a public hearing shall be held at a special meeting of the Board of Trustees to be held on Monday, **the 12th day of February, 2024**, at 5:30 p.m. at the Lochbuie Town Hall, 703 WCR 37, Lochbuie Colorado 80603 and via teleconference with details on accessing such teleconference platform to be made publicly available on the Town web site at least 24 hours before the hearing, for the purpose of determining and finding whether the proposed annexation as described in the Petition complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105. The Town Clerk shall publish notice of such hearing in accordance with state law.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Property to the Town of Lochbuie.

Section 7. The Town staff and Town Attorney are hereby directed to take all such actions, including making any legal filings, as are necessary to comply with state law governing the process for annexing the Property.

Section 8. This Resolution shall be effective immediately upon adoption.

ADOPTED THIS 12TH DAY OF JANUARY, 2024.

TOWN OF LOCHBUIE, COLORADO

Michael Mahoney, Mayor

ATTEST:

By: _____
Heather Bowen, Town Clerk

EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

ANNEXATION NO. 1 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE WESTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING THREE (3) COURSES;

1. N18°26'29"E, A DISTANCE OF 412.52 FEET;
2. N27°54'59"E, A DISTANCE OF 234.01 FEET;
3. N89°29'09"E, A DISTANCE OF 22.74 FEET;

THENCE S27°54'59"W, A DISTANCE OF 113.71 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1264.35 FEET;

THENCE S00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1280.32 FEET;

THENCE S27°54'59"W, A DISTANCE OF 95.35 FEET;

THENCE S18°26'29"W, A DISTANCE OF 404.07 FEET TO THE SOUTH LINE OF SAID PARCEL A;

THENCE S89°41'32"W, A DISTANCE OF 21.12 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 51,108 SQUARE FEET OR 1.173 ACRES, MORE OR LESS.

ANNEXATION NO. 2 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO HAVE AN

ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N89°41'32"E, A DISTANCE OF 21.12 FEET TO THE POINT OF BEGINNING;

THENCE N18°26'29"E, A DISTANCE OF 404.07 FEET;

THENCE N27°54'59"E, A DISTANCE OF 95.35 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1280.32 FEET;

THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1264.35 FEET;

THENCE N27°54'59"E, A DISTANCE OF 113.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL A;

THENCE N89°29'09"E, A DISTANCE OF 2749.44 FEET ON SAID NORTHERLY LINE TO THE WESTERLY LINE OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES

1. S05°51'17"E, A DISTANCE OF 70.27 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF S26°02'35"E WITH A CHORD DISTANCE OF 69.02 FEET;
3. S46°13'54"E, A DISTANCE OF 554.63 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF S23°22'25"E WITH A CHORD DISTANCE OF 42.73 FEET;
5. THENCE S00°30'57"E, A DISTANCE OF 321.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. S89°29'12"W, A DISTANCE OF 1272.23 FEET;
2. S89°41'24"W, A DISTANCE OF 509.36 FEET TO THE SOUTHEAST CORNER OF LOT B, RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING TWO (2) COURSES;

1. THENCE N29°53'42"W, A DISTANCE OF 317.53 FEET;
2. THENCE S89°41'32"W, A DISTANCE OF 1509.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,340,589 SQUARE FEET OR 53.733 ACRES, MORE OR LESS.

ANNEXATION NO. 3 DESCRIPTION

A TRACT OF LAND BEING PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825, PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N89°41'24"E, A DISTANCE OF 1080.86 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE TO THE POINT OF BEGINNING;

THENCE N89°41'24"E, A DISTANCE OF 10.91 FEET ON SAID SOUTH LINE TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 921, PAGE 1842847 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°18'40"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE SOUTHERLY LINE OF RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

THENCE ON THE SAID NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING THREE (3) COURSES;

1. N89°41'24"E, A DISTANCE OF 1052.75 FEET;
2. N89°41'24"E, A DISTANCE OF 509.36 FEET;
3. N89°29'12"E, A DISTANCE OF 1272.23 FEET TO THE SOUTHWEST CORNER OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES;

1. N00°30'57"W, A DISTANCE OF 321.12 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF N23°22'25"W WITH A CHORD DISTANCE OF 42.73 FEET;
3. N46°13'54"W, A DISTANCE OF 554.63 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF N26°02'35"W WITH A CHORD DISTANCE OF 69.02 FEET;
5. N05°51'17"W, A DISTANCE OF 70.27 FEET TO THE SOUTH LINE OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412, RECORDED AT RECEPTION NO. 1802828 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE ;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 FOR THE FOLLOWING NINE (9) COURSES;

1. S89°29'09"W, A DISTANCE OF 2846.17 FEET;
2. N35°31'02"E, A DISTANCE OF 276.38 FEET;
3. N85°11'31"E, A DISTANCE OF 417.02 FEET;
4. S87°28'40"E, A DISTANCE OF 70.55 FEET;
5. N88°44'54"E, A DISTANCE OF 31.51 FEET;
6. N01°11'40"W, A DISTANCE OF 191.89 FEET;
7. N45°51'01"W, A DISTANCE OF 290.94 FEET;
8. N35°31'02"E, A DISTANCE OF 502.41 FEET;
9. N88°30'57"E, A DISTANCE OF 3893.87 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 1927.95 FEET ON SAID LINE;

THENCE N90°00'00"W, A DISTANCE OF 899.58 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.72 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.73 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.86 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.87 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 901.00 FEET;

THENCE S00°23'01"E, A DISTANCE OF 9.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 70.00 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF A DEED OF DEDICATION RECORDED AT RECEPTION NO. 2940780 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID DEED OF DEDICATION FOR THE FOLLOWING THREE (3) COURSES;

1. S89°29'04"W, A DISTANCE OF 1301.27 FEET;
2. S89°29'12"W, A DISTANCE OF 1331.02 FEET;
3. N01°03'39"W, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S89°41'24"W, A DISTANCE OF 1573.22 FEET ON SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 909, PAGE 1830747 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°23'00"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6,075,061 SQUARE FEET OR 139.464 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION
TO
TOWN OF LOCHBUIE, COLORADO
(SOUTH WELD ANNEXATION NO. 1)**

**TO: THE TOWN CLERK AND THE BOARD OF TRUSTEES OF THE
TOWN OF LOCHBUIE, COLORADO**

**RE: ANNEXATION OF APPROXIMATELY 194.37 ACRES IN WELD
COUNTY, COLORADO, AS DESCRIBED ON EXHIBIT 1-A,
EXHIBIT 1-B AND EXHIBIT 1-C ATTACHED HERETO**

THE UNDERSIGNED PETITIONER, in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the Town of Lochbuie, a statutory municipality of the State of Colorado (the “Town”), for annexation of three (3) unincorporated areas more particularly described in **Exhibit 1-A (“Annexation Property No. 1”)**, **Exhibit 1-B (“Annexation Property No. 2”)**, and **Exhibit 1-C (“Annexation Property No. 3”)**, attached hereto and incorporated herein by reference. Annexation Property No. 1, Annexation Property No. 2 and Annexation Property No. 3 are collectively referred to herein as the “**Property.**” In support of this Petition, the undersigned Petitioner alleges and states the following:

1. That it is desirable and necessary that the Property be annexed to the Town.
2. That the undersigned Petitioner owns the real property legally described in **Exhibit 2** attached hereto and incorporated herein by this reference, which is located within the Property proposed to be annexed.
3. That either (check one)
 - a. X the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1**, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election

OR

 - b. _____ the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1** are landowners of more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys.
4. That all the requirements of Sections 31-12-104 and 31-12-105 of the Municipal Annexation Act of 1965, as amended, exist or have been met.

5. Annexing the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.

6. The area proposed to be annexed is comprised of (check one):

_____ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

X MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

_____ TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

7. That accompanying this Petition are four (4) copies of an annexation map containing the following information:

A. a written legal description of Annexation Property No. 1, Annexation Property No. 2 and Annexation Property No. 3;

B. a map showing the boundary of each of Annexation Property No. 1, Annexation Property No. 2 and Annexation Property No. 3;

C. with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and

D. next to the boundary of the Property is drawn the contiguous boundary of the Town, and the contiguous boundary of any other municipality abutting the area proposed to be annexed and the dimensions thereof.

8. The undersigned and the Town may enter into an annexation and development agreement in form and substance acceptable to the Town and the undersigned ("**Annexation and Development Agreement**") prior to or after the effective date of this annexation, as provided for in Chapter 31-12-112(2), Colorado Revised Statutes, as amended.

9. That the Property proposed to be annexed is located within special district(s) identified on Exhibit 3 and no other(s).

10. That the undersigned Petitioner signed this Petition not more than one hundred and eighty (180) days prior to the date of the filing of this Petition with the Town Clerk.

11. That, in connection with the processing of this Petition, Petitioner requests that the Town institute zoning approval processes for the Property in accordance with C.R.S. § 31-12-

115 and Article II of Chapter 19 of the Lochbuie Municipal Code.

12. That, 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 and Development Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation and Development 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.
13. The Petitioner hereby reserves the right to withdraw this Petition at any time prior to the final reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation.
14. That this Petition includes the signature of the Petitioner proposing the annexation, the mailing addresses of the Petitioner, the legal description of the land owned by the Petitioner, the date on which each Petitioner executed this Petition, and the circulator's affidavit required by Section 31-12-107(1)(c), C.R.S., certifying that the signatures on this Petition are the signature of each person whose name it purports to be and certifying the accuracy of the date of such signatures.


THEREFORE, THE PETITIONER, respectfully requests that the Town Board of Trustees of the Town, approve the annexation of the Property. To that end, the Petitioner does hereby consent to the annexation of said area into the Town.

PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Property who desire annexation to the Town of Lochbuie, Colorado.

Page 1 of 1 pages of petitioner signatures

Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)


Name of Petitioner (print):	South Weld Holdings, LLC
Address of parcel within Property proposed for annexation (no. street, city):	N/A
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibits 1 and 2
Signature of Petitioner:	South Weld Holdings, LLC  By: T. Josh Shipman, as Manager
Mailing address of Petitioner:	8301 E. Prentice Ave., Suite 100 Greenwood Village, CO 80111
Date of Signature:	1/10/2024

SIGNATURE OF PROPERTY OWNER

This Petition is hereby executed by the property owner of the property described on Exhibit 2.

Page 1 of 1

South Weld Holdings, LLC


_____)
By: T. Josh Shipman, as Manager

STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing was subscribed and sworn to before me this 10th day of January, 2024, by Josh Shipman.

Witness my hand and official seal.

My commission expires: 4/13/2026

By: Oscar David Colmenero
Notary Public

[SEAL]

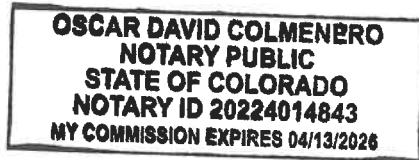


EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

See Exhibit 1-A, Exhibit 1-B, and Exhibit 1-C attached hereto

Note: in accordance with Section 31-12-107(1)(d), C.R.S., four (4) copies of the annexation map accompany this Petition.

EXHIBIT 1-A
ANNEXATION PROPERTY NO. 1 DESCRIPTION
[See the attached]

**LEGAL DESCRIPTION
ANNEXATION NO. 1**

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE WESTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING THREE (3) COURSES;

1. N18°26'29"E, A DISTANCE OF 412.52 FEET;
2. N27°54'59"E, A DISTANCE OF 234.01 FEET;
3. N89°29'09"E, A DISTANCE OF 22.74 FEET;

THENCE S27°54'59"W, A DISTANCE OF 113.71 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1264.35 FEET;

THENCE S00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1280.32 FEET;

THENCE S27°54'59"W, A DISTANCE OF 95.35 FEET;

THENCE S18°26'29"W, A DISTANCE OF 404.07 FEET TO THE SOUTH LINE OF SAID PARCEL A;

THENCE S89°41'32"W, A DISTANCE OF 21.12 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 51,108 SQUARE FEET OR 1.173 ACRES, MORE OR LESS.

EXHIBIT 1-B
ANNEXATION PROPERTY NO. 2 DESCRIPTION
[See the attached]

**LEGAL DESCRIPTION
ANNEXATION NO. 2**

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

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THENCE N18°26'29"E, A DISTANCE OF 404.07 FEET;

THENCE N27°54'59"E, A DISTANCE OF 95.35 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1280.32 FEET;

THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1264.35 FEET;

THENCE N27°54'59"E, A DISTANCE OF 113.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL A;

THENCE N89°29'09"E, A DISTANCE OF 2749.44 FEET ON SAID NORTHERLY LINE TO THE WESTERLY LINE OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES

1. S05°51'17"E, A DISTANCE OF 70.27 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF S26°02'35"E WITH A CHORD DISTANCE OF 69.02 FEET;
3. S46°13'54"E, A DISTANCE OF 554.63 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF S23°22'25"E WITH A CHORD DISTANCE OF 42.73 FEET;
5. THENCE S00°30'57"E, A DISTANCE OF 321.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. S89°29'12"W, A DISTANCE OF 1272.23 FEET;
2. S89°41'24"W, A DISTANCE OF 509.36 FEET TO THE SOUTHWEST CORNER OF LOT B, RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

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1. THENCE N29°53'42"W, A DISTANCE OF 317.53 FEET;
2. THENCE S89°41'32"W, A DISTANCE OF 1509.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,340,589 SQUARE FEET OR 53.733 ACRES, MORE OR LESS.

EXHIBIT 1-C
ANNEXATION PROPERTY NO. 3 DESCRIPTION
[See the attached]

ANNEXATION NO. 3 DESCRIPTION

A TRACT OF LAND BEING PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825, PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N89°41'24"E, A DISTANCE OF 10.91 FEET ON SAID SOUTH LINE TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 921, PAGE 1842847 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°18'40"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE SOUTHERLY LINE OF RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

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3. N89°29'12"E, A DISTANCE OF 1272.23 FEET TO THE SOUTHWEST CORNER OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

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2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF N23°22'25"W WITH A CHORD DISTANCE OF 42.73 FEET;
3. N46°13'54"W, A DISTANCE OF 554.63 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF N26°02'35"W WITH A CHORD DISTANCE OF 69.02 FEET;
5. N05°51'17"W, A DISTANCE OF 70.27 FEET TO THE SOUTH LINE OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412, RECORDED AT RECEPTION NO. 1802828 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE ;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 FOR THE FOLLOWING NINE (9) COURSES;

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4. S87°28'40"E, A DISTANCE OF 70.55 FEET;
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6. N01°11'40"W, A DISTANCE OF 191.89 FEET;
7. N45°51'01"W, A DISTANCE OF 290.94 FEET;
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THENCE S00°23'01"E, A DISTANCE OF 70.00 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF A DEED OF DEDICATION RECORDED AT RECEPTION NO. 2940780 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID DEED OF DEDICATION FOR THE FOLLOWING THREE (3) COURSES;

1. S89°29'04"W, A DISTANCE OF 1301.27 FEET;
2. S89°29'12"W, A DISTANCE OF 1331.02 FEET;
3. N01°03'39"W, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S89°41'24"W, A DISTANCE OF 1573.22 FEET ON SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 909, PAGE 1830747 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°23'00"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.
PARCEL CONTAINS 6,075,061 SQUARE FEET OR 139.464 ACRES, MORE OR LESS.

EXHIBIT 2

LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

[See the attached]

**PROPERTY WITHIN
SOUTH WELD ANNEXATION NO. 1**

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 AND A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE WESTERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING TWO (2) COURSES;

1. N18°26'29"E, A DISTANCE OF 412.52 FEET;
2. N27°54'59"E, A DISTANCE OF 234.01 FEET TO THE SOUTHERLY LINE OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 FOR THE FOLLOWING NINE (9) COURSES;

1. S89°29'09"W, A DISTANCE OF 73.99 FEET;
2. N35°31'02"E, A DISTANCE OF 276.38 FEET;
3. N85°11'31"E, A DISTANCE OF 417.02 FEET;
4. S87°28'40"E, A DISTANCE OF 70.55 FEET;
5. N88°44'54"E, A DISTANCE OF 31.51 FEET;
6. N01°11'40"W, A DISTANCE OF 191.89 FEET;
7. N45°51'01"W, A DISTANCE OF 290.94 FEET;
8. N35°31'02"E, A DISTANCE OF 502.41 FEET;
9. N88°30'57"E, A DISTANCE OF 3893.87 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 1927.95 FEET ON SAID LINE;

THENCE N90°00'00"W, A DISTANCE OF 899.58 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.72 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.73 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.86 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.87 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 901.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 9.99 FEET ON SAID WESTERLY RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING THREE (3) COURSES;

1. S89°29'04"W, A DISTANCE OF 1301.43 FEET;
2. S89°29'12"W, A DISTANCE OF 1331.14 FEET;
3. S89°41'24"W, A DISTANCE OF 509.36 FEET TO THE SOUTHEAST CORNER OF LOT B, RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING TWO (2) COURSES;

1. N29°53'42"W, A DISTANCE OF 317.53 FEET;
2. S89°41'32"W, A DISTANCE OF 1530.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8,188,423 SQUARE FEET OR 187.980 ACRES, MORE OR LESS.

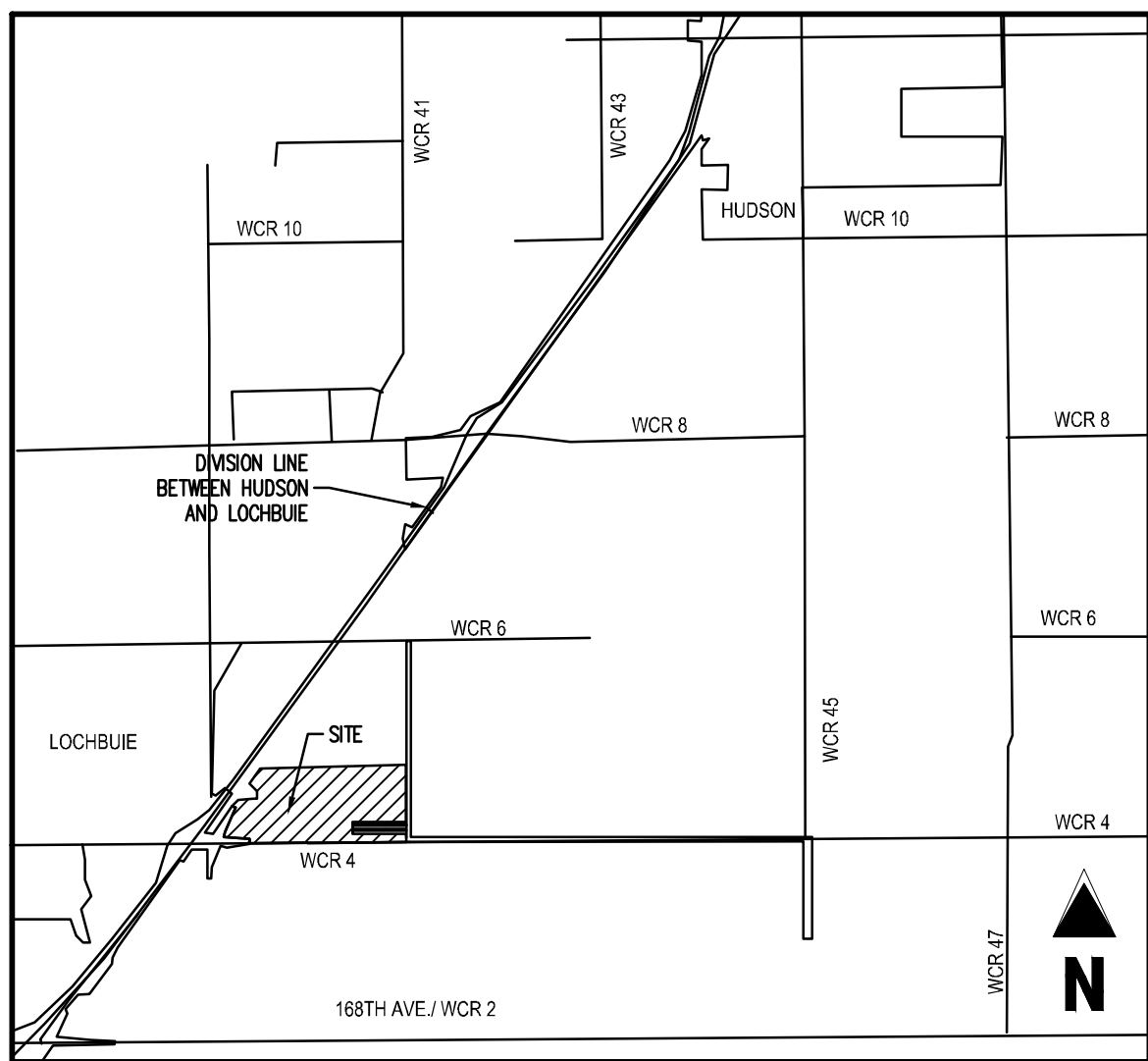
EXHIBIT 3
SPECIAL DISTRICTS WITH BOUNDARIES THAT INCLUDE PROPERTY
PROPOSED TO BE INCLUDED

School District RE 37J
Central Colorado Water Conservancy District
Central Colorado Water Conservancy Subdistricts
Hudson Fire
Aims Junior College
High Plains Library
Altamira Metro District #5
Bromley Park Metropolitan District #6

SOUTH WELD ANNEXATION NO. 1

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 29 AND 32
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

ANNEXATION PROPERTY NO. 1

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE WESTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING THREE (3) COURSES;

- N18°26'29"E, A DISTANCE OF 412.52 FEET;
- N27°54'59"E, A DISTANCE OF 234.01 FEET;
- N89°29'09"E, A DISTANCE OF 22.74 FEET;

THENCE S27°54'59"W, A DISTANCE OF 113.71 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1264.35 FEET;

THENCE S00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1280.32 FEET;

THENCE S27°54'59"W, A DISTANCE OF 95.35 FEET;

THENCE S18°26'29"W, A DISTANCE OF 404.07 FEET TO THE SOUTH LINE OF SAID PARCEL A;

THENCE S89°41'32"W, A DISTANCE OF 21.12 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 51,108 SQUARE FEET OR 1.173 ACRES, MORE OR LESS.

ANNEXATION PROPERTY NO. 2

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411, RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N89°41'32"E, A DISTANCE OF 21.12 FEET TO THE POINT OF BEGINNING;

THENCE N18°26'29"E, A DISTANCE OF 404.07 FEET;

THENCE N27°54'59"E, A DISTANCE OF 95.35 FEET;

THENCE N89°29'09"E, A DISTANCE OF 1280.32 FEET;

THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE S89°29'09"W, A DISTANCE OF 1264.35 FEET;

THENCE N27°54'59"E, A DISTANCE OF 113.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL A;

THENCE N89°29'09"E, A DISTANCE OF 2749.44 FEET ON SAID NORTHERLY LINE TO THE WESTERLY LINE OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES

- S05°51'17"E, A DISTANCE OF 70.27 FEET;
- ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF S26°02'35"E WITH A CHORD DISTANCE OF 69.02 FEET;
- S46°13'54"E, A DISTANCE OF 554.63 FEET;
- ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF S23°22'25"E WITH A CHORD DISTANCE OF 42.73 FEET;
- THENCE S00°30'57"E, A DISTANCE OF 321.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

- S89°29'12"W, A DISTANCE OF 1272.23 FEET;
- S89°41'24"W, A DISTANCE OF 509.36 FEET TO THE SOUTHEAST CORNER OF LOT B, RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID RECORDED EXEMPTION FOR THE FOLLOWING TWO (2) COURSES;

- THENCE N29°53'42"W, A DISTANCE OF 317.53 FEET;
- THENCE S89°41'32"W, A DISTANCE OF 1509.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,340,589 SQUARE FEET OR 53.733 ACRES, MORE OR LESS.

ANNEXATION PROPERTY NO. 3

A TRACT OF LAND BEING PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825, PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N89°41'24"E, A DISTANCE OF 1080.86 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE TO THE POINT OF BEGINNING;

THENCE N89°41'24"E, A DISTANCE OF 10.91 FEET ON SAID SOUTH LINE TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 921, PAGE 1842847 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°18'40"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE SOUTHERLY LINE OF RECORDED EXEMPTION NO. 1473-29-4 RE-3392, RECORDED AT RECEPTION NO. 3003416 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

THENCE ON THE SAID NORTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING THREE (3) COURSES;

- N89°41'24"E, A DISTANCE OF 1052.75 FEET;
- N89°41'24"E, A DISTANCE OF 509.36 FEET;
- N89°29'12"E, A DISTANCE OF 1272.23 FEET TO THE SOUTHWEST CORNER OF A DEED RECORDED AT RECEPTION NO. 4674628 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) COURSES;

- N00°30'57"W, A DISTANCE OF 321.12 FEET;
- ON A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°43'00", A DISTANCE OF 43.88 FEET, A CHORD BEARING OF N23°22'25"W WITH A CHORD DISTANCE OF 42.73 FEET;
- N46°13'54"W, A DISTANCE OF 554.63 FEET;
- ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°22'33", A DISTANCE OF 70.47 FEET, A CHORD BEARING OF N26°02'35"W WITH A CHORD DISTANCE OF 69.02 FEET;
- N05°51'17"W, A DISTANCE OF 70.27 FEET TO THE SOUTH LINE OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412, RECORDED AT RECEPTION NO. 1802828 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE ;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 FOR THE FOLLOWING NINE (9) COURSES;

- S89°29'09"W, A DISTANCE OF 2846.17 FEET;
- N35°31'02"E, A DISTANCE OF 276.38 FEET;
- N85°11'31"E, A DISTANCE OF 417.02 FEET;
- S87°28'40"E, A DISTANCE OF 70.55 FEET;
- N88°44'54"E, A DISTANCE OF 31.51 FEET;
- N01°11'40"W, A DISTANCE OF 191.89 FEET;
- N45°51'01"W, A DISTANCE OF 290.94 FEET;
- N35°31'02"E, A DISTANCE OF 502.41 FEET;
- N88°30'57"E, A DISTANCE OF 3893.87 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 1927.95 FEET ON SAID LINE;

THENCE N90°00'00"W, A DISTANCE OF 899.58 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.72 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.73 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.86 FEET;

THENCE S00°23'01"E, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.87 FEET;

THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 901.00 FEET;

THENCE S00°23'01"E, A DISTANCE OF 9.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 70.00 FEET ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF A DEED OF DEDICATION RECORDED AT RECEPTION NO. 2940780 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID DEED OF DEDICATION FOR THE FOLLOWING THREE (3) COURSES;

- S89°29'04"W, A DISTANCE OF 1301.27 FEET;
- S89°29'12"W, A DISTANCE OF 1331.02 FEET;
- N01°03'39"W, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S89°41'24"W, A DISTANCE OF 1573.22 FEET ON SAID SOUTHERLY RIGHT-OF-WAY TO THE EASTERLY LINE OF A DEPARTMENT OF HIGHWAYS OF STATE OF COLORADO DEED RECORDED AT BOOK 909, PAGE 1830747 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N00°23'00"W, A DISTANCE OF 30.00 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6,075,061 SQUARE FEET OR 139.464 ACRES, MORE OR LESS.

CONTIGUITY

SOUTH WELD ANNEXATION NO. 1

TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED =3878.20

TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF LOCHBUIE = 646.53

TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 646.36

SOUTH WELD ANNEXATION NO. 2

TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED =10,605.80

TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF LOCHBUIE = 3,187.80

TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 1,767.63

SOUTH WELD ANNEXATION NO. 3

TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED =24,175.51

TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF LOCHBUIE =5,662.30

TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 4,029.25

GENERAL NOTES

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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. C.R.S. 13-80-105(3)(A).
- THE PARCEL AS DESCRIBED IN BOOK 909, REC. NO. 1830747 MATHEMATICALLY CLOSES HOWEVER UPON FURTHER INSPECTION APPEARS TO CONTAIN LATENT AMBIGUITIES. BOUNDARY SHOWN HEREON USES SECOND CALLS AND CERTAIN MATHEMATICAL PARAMETERS IN SAID DEED, THEN FORCING A CLOSURE ALONG THE FENCE LINE AND UTILIZING FOUND MONUMENTS.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF LOCHBUIE, WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

SIGNED THIS _____ DAY OF _____, 20____.

OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S)

STATE OF COLORADO,)
COUNTY OF WELD)

THIS FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

TOWN BOARD CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN BOARD OF THE TOWN OF LOCHBUIE.

MAYOR

ATTEST:

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF WELD,

STATE OF COLORADO THIS _____ DAY OF _____, 20____.

AT RECEPTION NO. _____.

CLERK & RECORDER

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6TH) OF PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE _____ DAY OF _____, 2024.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
PROJECT NO.: WCD000005.10

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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SOUTH WELD ANNEXATION NO. 1
TO THE TOWN OF LOCHBUIE
LOCATED IN SECTIONS 29 AND 32,
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
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Project No: WCD00005.10
Drawn By: AN
Checked By: RCR
Date: 1/10/2024

1

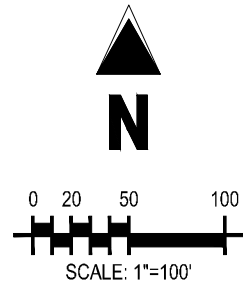
SOUTH WELD ANNEXATION NO. 1

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

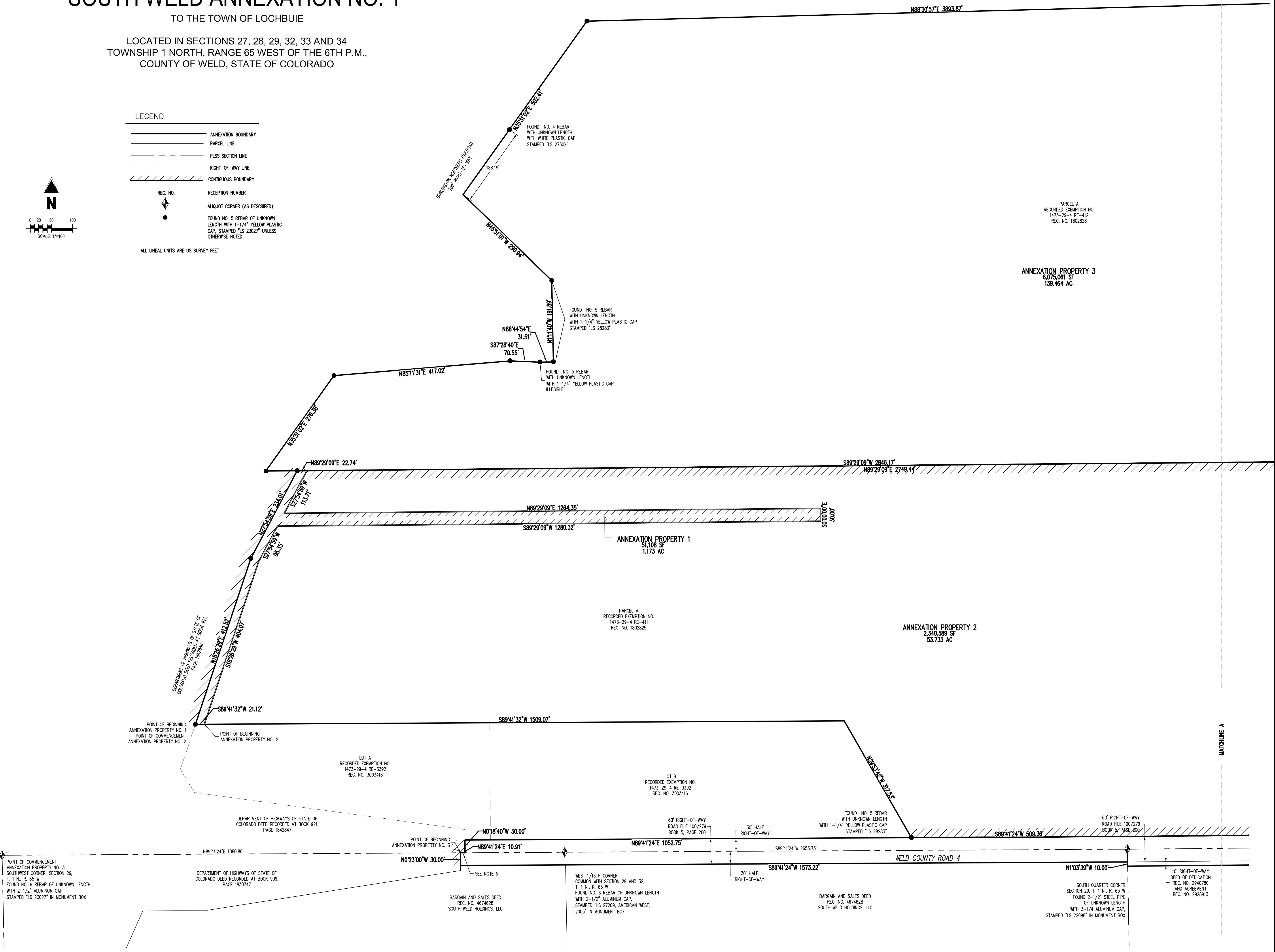
LEGEND

- ANNEXATION BOUNDARY
- PARCEL LINE
- PLS SECTION LINE
- RIGHT-OF-WAY LINE
- CONTIGUOUS BOUNDARY



- REC. NO.
RECEPTION NUMBER
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND NO. 5 REBAR WITH UNKNOWN LENGTH WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 23027" UNLESS OTHERWISE NOTED

ALL LINEAL UNITS ARE US SURVEY FEET



PARCEL A
RECORDED EXEMPTION NO.
1473-29-4 RE-412
REC. NO. 1802828

ANNEXATION PROPERTY 3
6,075,061 SF
139.464 AC

ANNEXATION PROPERTY 1
51,108 SF
1.173 AC

PARCEL A
RECORDED EXEMPTION NO.
1473-29-4 RE-411
REC. NO. 1802825

ANNEXATION PROPERTY 2
2,340,589 SF
53.733 AC

LOT A
RECORDED EXEMPTION NO.
1473-29-4 RE-3392
REC. NO. 3003416

LOT B
RECORDED EXEMPTION NO.
1473-29-4 RE-3392
REC. NO. 3003416

POINT OF BEGINNING
ANNEXATION PROPERTY NO. 3

POINT OF COMMENCEMENT
ANNEXATION PROPERTY NO. 3
SOUTHWEST CORNER, SECTION 29,
T. 1 N., R. 65 W
FOUND NO. 5 REBAR OF UNKNOWN LENGTH
WITH 2-1/2\"

DEPARTMENT OF HIGHWAYS OF STATE OF
COLORADO DEED RECORDED AT BOOK 909,
PAGE 1830747

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

WEST 1/16TH CORNER
COMMON WITH SECTION 29 AND 32,
T. 1 N., R. 65 W
FOUND NO. 6 REBAR OF UNKNOWN LENGTH
WITH 2-1/2\"

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

SOUTH QUARTER CORNER
SECTION 29, T. 1 N., R. 65 W |
FOUND 2-1/2\"

10' RIGHT-OF-WAY
DEED OF DEDICATION
REC. NO. 2940780
AND AGREEMENT
REC. NO. 2928913

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SOUTH WELD ANNEXATION NO. 1
TO THE TOWN OF LOCHBUIE
LOCATED IN SECTIONS 29 AND 32
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

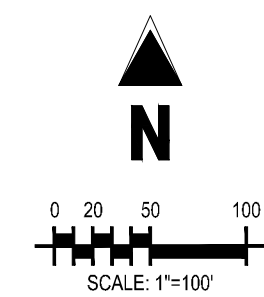
#	Date	Issue / Description	Init.

Project No: WCD00005.10
Drawn By: AN
Checked By: RCR
Date: 1/10/2024

SOUTH WELD ANNEXATION NO. 1

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 29 AND 32
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



LEGEND

- ANNEXATION BOUNDARY
 - PARCEL LINE
 - PLS SECTION LINE
 - RIGHT-OF-WAY LINE
 - CONTIGUOUS BOUNDARY
 - REC. NO.
RECEPTION NUMBER
 - ALIQUOT CORNER (AS DESCRIBED)
 - FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 23922" UNLESS OTHERWISE NOTED
- ALL LINEAL UNITS ARE US SURVEY FEET

N88°30'57"E 3893.87'

ANNEXATION PROPERTY 3
6,075,061 SF
139.464 AC

PARCEL A
RECORDED EXEMPTION NO.
1473-29-4 RE-412
REC. NO. 1802828

PARCEL A
RECORDED EXEMPTION NO.
1473-29-4 RE-411
REC. NO. 1802825

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

S55°17'E 70.27'
A=40°22'33"
R=100.00'
L=70.47'
CB=S26°02'35"E
C=69.02'

ANNEXATION PROPERTY 2
2,340,589 SF
53.733 AC

A=45°43'00"
R=55.00'
L=43.88'
CB=S23°22'25"E
C=42.73'

EAST 1/16TH CORNER
COMMON WITH SECTION 29 AND 32,
T. 1 N., R. 65 W
FOUND NO. 6 REBAR OF UNKNOWN LENGTH
WITH 2-1/2" ALUMINUM CAP,
STAMPED "LS 23520 IN MONUMENT BOX

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S0°00'00"E	20.00
L2	S0°23'01"E	1.00
L3	S0°00'00"E	20.00
L4	S0°23'01"E	1.00
L5	S0°00'00"E	20.00
L6	S0°23'01"E	9.99
L7	S0°23'01"E	70.00

WARRANTY DEED
REC. NO. 2613527
ROBERTA L. AND BRIAN LUNNING

QUIT CLAIM DEED
REC. NO. 2995376
PENNY L. HOFF, SHELLY, DAN L., PATTY
JO, RAYMOND JACKSON

QUIT CLAIM DEED
REC. NO. 2995376
PENNY L. HOFF, SHELLY, DAN L., PATTY
JO, RAYMOND JACKSON

WARRANTY DEED
REC. NO. 3165198
SUSIE DAVIS-PEET

60' RIGHT-OF-WAY
ROAD FILE 5-9
TRANSCRIPT OF PROCEEDINGS
BOOK 66, PAGE 273

30' HALF RIGHT-OF-WAY
30' HALF RIGHT-OF-WAY

WARRANTY DEED
REC. NO. 3557921
ANDREA AND PASQUAL FLORES

WARRANTY DEED
REC. NO. 2290468
JON D AND JENNIFER DREUX

QUIT CLAIM DEED
REC. NO. 3275749
DARLENE WILBANKS

WARRANTY DEED
REC. NO. 4787616
MARIA AND OMAR RIVERA

WARRANTY DEED
REC. NO. 2376554
CONNIE L. AND TRACE J. NORTH

POINT OF COMMENCEMENT
ANNEXATION NO. 4 AND 5
SOUTHEAST CORNER
SECTION 29, T. 1 N., R. 65 W
FOUND NO. 6 REBAR OF UNKNOWN LENGTH
WITH 3-1/4" ALUMINUM CAP,
STAMPED "LS 23520 WELD CO., 2002
IN MONUMENT BOX

POINT OF BEGINNING
ANNEXATION NO. 4

PERSONAL REPRESENTATIVE'S DEED
REC. NO. 4333759
JANICE U. DAVITA

MATCHLINE A

WELD COUNTY ROAD 4

S0°23'01"E 1892.95'

N0°23'01"W 2650.86'
EISEN OF BEARINGS

WELD COUNTY ROAD 41

10' RIGHT-OF-WAY
DEED OF DEDICATION
REC. NO. 2940780
AND AGREEMENT
REC. NO. 2928913

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

60' RIGHT-OF-WAY
ROAD FILE 100/279
BOOK 5, PAGE 200

30' HALF
RIGHT-OF-WAY
10' RIGHT-OF-WAY
DEED OF DEDICATION
REC. NO. 2940780
AND AGREEMENT
REC. NO. 2928913

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

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SOUTH WELD ANNEXATION NO. 1
TO THE TOWN OF LOCHBUIE
LOCATED IN SECTIONS 29 AND 32
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No: WCD00005.10
Drawn By: AN
Checked By: RCR
Date: 1/10/2024

**TOWN OF LOCHBUIE
COUNTIES OF WELD AND ADAMS
STATE OF COLORADO**

RESOLUTION NO. 2024-06

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE,
COLORADO, ACCEPTING AN ANNEXATION PETITION, MAKING CERTAIN
FINDINGS OF FACT, FINDING SUBSTANTIAL COMPLIANCE FOR SUCH
PETITION, AND SETTING A PUBLIC HEARING FOR ANNEXATION OF
PROPERTY KNOWN AS THE SOUTH WELD ANNEXATION NO. 2**

WHEREAS, the Town Board of Trustees of the Town of Lochbuie, Colorado, has received and examined the filings and Petition for Annexation requesting the annexation to the Town of Lochbuie of certain real property more fully described in said petition and in **Exhibit 1** (“South Weld Annexation No. 2”) which exhibit is attached to this Resolution and is incorporated herein by reference (the “Property”); and

WHEREAS, said Petition for Annexation (“Petition”) has been filed of record with the Town Clerk of the Town of Lochbuie, State of Colorado, who has provided copies of such petition to the Board of Trustees upon receipt; and

WHEREAS, the Town Board of Trustees finds as follows:

1. That the Petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signers of the Petition, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed and own more than fifty percent (50%) of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the Town of Lochbuie.
 - (c) A request that the Town of Lochbuie approve the annexation of the Property.
 - (d) The signature of the landowners that executed the petition.
 - (e) The mailing address of the landowners.
 - (f) The legal description of the Property and a legal description of the specific real property owned by the landowners that executed the petition.
 - (g) The date that the landowners executed the petition.
 - (h) The affidavit of petition circulator(s); stating that the signature of each landowner therein is the signature of the person whose name it purports to be.

2. That four (4) copies of the annexation maps corresponding to the Property have been submitted to the Town with the Petition, and that the annexation map contain the following information:

- (a) A written legal description of the boundaries of the Property proposed to be annexed.
- (b) A map showing the boundary of the Property proposed to be annexed.
- (c) Within the map, the boundaries and the plat numbers of plots or of lots and blocks.
- (d) Next to the boundary of the Property proposed to be annexed is drawn the contiguous boundary of the Town of Lochbuie.

3. That no signature on the Petitions is dated more than one hundred eighty (180) days prior to the date of filing of the Petitions for Annexation with the Town Clerk of the Town of Lochbuie, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Lochbuie, Colorado that:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Board of Trustees.

Section 2. That the Petition for Annexation to the Town of Lochbuie of the Property, which Petition was officially filed of record with the Town Clerk of the Town of Lochbuie on or prior to January 10, 2024, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Lochbuie and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of §31-12-112, C.R.S.

Section 5. That a public hearing shall be held at a special meeting of the Board of Trustees to be held on Monday, **the 12th day of February, 2024**, at 5:30 p.m. at the Lochbuie Town Hall, 703 WCR 37, Lochbuie Colorado 80603 and via teleconference with details on accessing such teleconference platform to be made publicly available on the Town web site at least 24 hours before the hearing, for the purpose of determining and finding whether the proposed annexation as described in the Petition complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105. The Town Clerk shall publish notice of such hearing in accordance with state law.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Property to the Town of Lochbuie.

Section 7. The Town staff and Town Attorney are hereby directed to take all such actions, including making any legal filings, as are necessary to comply with state law governing the process for annexing the Property.

Section 8. This Resolution shall be effective immediately upon adoption.

ADOPTED THIS 12TH DAY OF JANUARY, 2024.

TOWN OF LOCHBUIE, COLORADO

Michael Mahoney, Mayor

ATTEST:

By: _____
Heather Bowen, Town Clerk

EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 AND A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N16°04'44"E, A DISTANCE OF 105.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 61.00 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 1927.95 FEET TO THE NORTHERLY LINE OF SAID BARGAIN AND SALES DEED;

THENCE N88°30'57"E, A DISTANCE OF 1.00 FEET ON SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID WESTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. N00°23'01"W, A DISTANCE OF 620.83 FEET;
2. N00°22'50"W, A DISTANCE OF 2620.68 FEET;

THENCE N89°28'13"E, A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID EASTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. S00°22'50"E, A DISTANCE OF 2620.85 FEET;
2. S00°23'01"E, A DISTANCE OF 2549.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 312,090 SQUARE FEET OR 7.165 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION
TO
TOWN OF LOCHBUIE, COLORADO
(SOUTH WELD ANNEXATION NO. 2)**

**TO: THE TOWN CLERK AND THE BOARD OF TRUSTEES OF THE
TOWN OF LOCHBUIE, COLORADO**

**RE: ANNEXATION OF APPROXIMATELY 7.165 ACRES IN WELD
COUNTY, COLORADO, AS DESCRIBED ON EXHIBIT 1
ATTACHED HERETO**

THE UNDERSIGNED PETITIONER, in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the Town of Lochbuie, a statutory municipality of the State of Colorado (the “**Town**”), for annexation of the unincorporated areas more particularly described in **Exhibit 1**, attached hereto and incorporated herein by reference (the “**Property**”). In support of this Petition, the undersigned Petitioner alleges and states the following:

1. That it is desirable and necessary that the Property be annexed to the Town.
2. That the undersigned Petitioner owns the real property legally described in **Exhibit 2** attached hereto and incorporated herein by this reference, which is located within the Property proposed to be annexed.
3. That either (check one)
 - a. X the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1**, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election

OR

 - b. _____ the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1** are landowners of more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys.
4. That all the requirements of Sections 31-12-104 and 31-12-105 of the Municipal Annexation Act of 1965, as amended, exist or have been met.
5. Annexing the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town’s boundary in any one year.

6. The area proposed to be annexed is comprised of (check one):

_____ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

_____ MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

 X TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

7. That accompanying this Petition are four (4) copies of an annexation map containing the following information:

A. a written legal description of the Property;

B. a map showing the boundary of the Property;

C. with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and

D. next to the boundary of the Property is drawn the contiguous boundary of the Town, and the contiguous boundary of any other municipality abutting the area proposed to be annexed and the dimensions thereof.

8. The undersigned and the Town may enter into an annexation and development agreement in form and substance acceptable to the Town and the undersigned (“**Annexation and Development Agreement**”) prior to or after the effective date of this annexation, as provided for in Chapter 31-12-112(2), Colorado Revised Statutes, as amended.

9. That the Property proposed to be annexed is located within special district(s) identified on Exhibit 3 and no other(s).

10. That the undersigned Petitioner signed this Petition not more than one hundred and eighty (180) days prior to the date of the filing of this Petition with the Town Clerk.

11. That, in connection with the processing of this Petition, Petitioner requests that the Town institute zoning approval processes for the Property in accordance with C.R.S. § 31-12-115 and Article II of Chapter 19 of the Lochbuie Municipal Code.

12. That, 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 and Development Agreement, the Property shall become subject to all ordinances, resolutions, rules and

regulations of the Town, except as otherwise set forth in the Annexation and Development 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.

13. The Petitioner hereby reserves the right to withdraw this Petition at any time prior to the final reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation.
14. That this Petition includes the signature of the Petitioner proposing the annexation, the mailing addresses of the Petitioner, the legal description of the land owned by the Petitioner, the date on which each Petitioner executed this Petition, and the circulator's affidavit required by Section 31-12-107(1)(c), C.R.S., certifying that the signatures on this Petition are the signature of each person whose name it purports to be and certifying the accuracy of the date of such signatures.

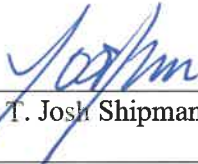
THEREFORE, THE PETITIONER, respectfully requests that the Town Board of Trustees of the Town, approve the annexation of the Property. To that end, the Petitioner does hereby consent to the annexation of said area into the Town.

PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Property who desire annexation to the Town of Lochbuie, Colorado.

Page 1 of 1 pages of petitioner signatures

Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)


Name of Petitioner (print):	South Weld Holdings, LLC
Address of parcel within Property proposed for annexation (no. street, city):	N/A
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibits 1 and 2
Signature of Petitioner:	South Weld Holdings, LLC  By: T. Josh Shipman, as Manager
Mailing address of Petitioner:	8301 E. Prentice Ave., Suite 100 Greenwood Village, CO 80111
Date of Signature:	1/10/2024

SIGNATURE OF PROPERTY OWNER

This Petition is hereby executed by the property owner of the property described on Exhibit 2.

Page 1 of 1

South Weld Holdings, LLC


By: T. Josh Shipman, as Manager

STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing was subscribed and sworn to before me this 10th day of January, 2024, by Josh Shipman.

Witness my hand and official seal.
My commission expires: 4/13/26

By: 
Notary Public

[SEAL]

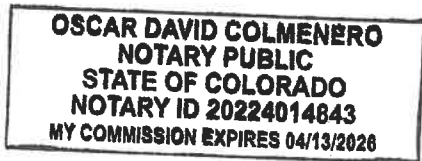


EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

[See the attached]

Note: in accordance with Section 31-12-107(1)(d), C.R.S., four (4) copies of the annexation map accompany this Petition.

SOUTH WELD ANNEXATION NO. 2 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 AND A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N16°04'44"E, A DISTANCE OF 105.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 61.00 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 1927.95 FEET TO THE NORTHERLY LINE OF SAID BARGAIN AND SALES DEED;

THENCE N88°30'57"E, A DISTANCE OF 1.00 FEET ON SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID WESTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. N00°23'01"W, A DISTANCE OF 620.83 FEET;
2. N00°22'50"W, A DISTANCE OF 2620.68 FEET;

THENCE N89°28'13"E, A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID EASTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES;

1. S00°22'50"E, A DISTANCE OF 2620.85 FEET;
2. S00°23'01"E, A DISTANCE OF 2549.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 312,090 SQUARE FEET OR 7.165 ACRES, MORE OR LESS.

EXHIBIT 2

LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

[See the attached]

**PROPERTY WITHIN
SOUTH WELD ANNEXATION NO. 2**

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 AND A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N16°46'57"W, A DISTANCE OF 106.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 1.00 FEET TO A POINT THAT IS 1' WESTERLY (OF WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 1927.95 FEET ON SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412;

THENCE N88°30'57"E, A DISTANCE OF 1.00 FEET ON SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 1927.98 FEET ON SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,928 SQUARE FEET OR 0.044 ACRES, MORE OR LESS.

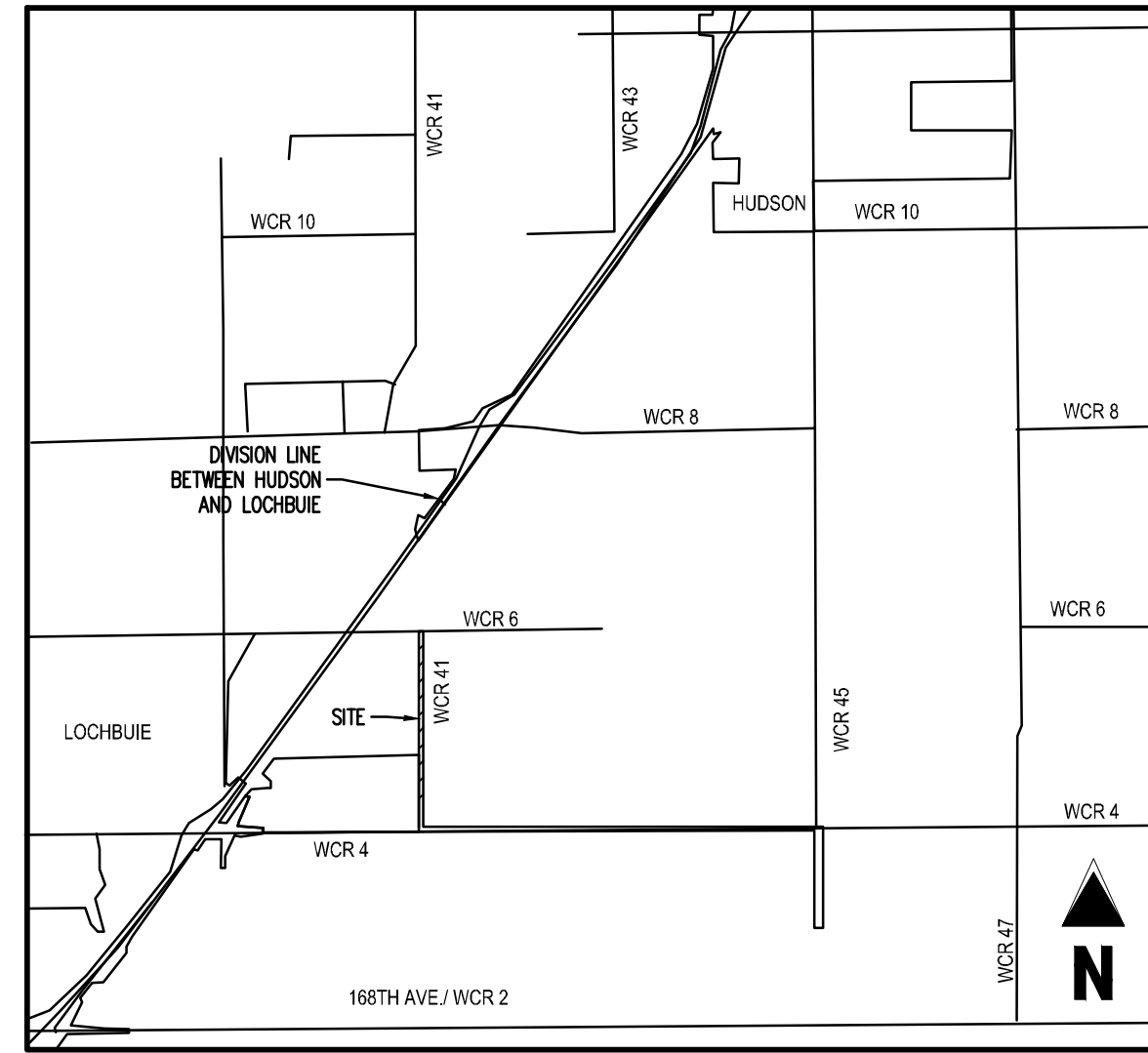
EXHIBIT 3
SPECIAL DISTRICTS WITH BOUNDARIES THAT INCLUDE PROPERTY
PROPOSED TO BE INCLUDED

School District RE 37J
Central Colorado Water Conservancy District
Central Colorado Water Conservancy Subdistricts
Hudson Fire
Aims Junior College
High Plains Library
Altamira Metro District #5
Bromley Park Metropolitan District #6

SOUTH WELD ANNEXATION NO. 2

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 28 AND 29
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

CONTIGUITY

SOUTH WELD ANNEXATION NO. 2
TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED = 10,461.50
TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF LOCHBUIE = 1,927.97
TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 1,7432.58

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF LOCHBUIE, WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

SIGNED THIS _____ DAY OF _____, 20____

OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) _____

STATE OF COLORADO, }
COUNTY OF WELD }

THIS FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

TOWN BOARD CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN BOARD OF THE TOWN OF LOCHBUIE.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF WELD,

STATE OF COLORADO THIS _____ DAY OF _____, 20____

AT RECEPTION NO. _____

CLERK & RECORDER _____

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6TH) OF PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE _____ DAY OF _____, 2024.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
PROJECT NO.: WCD000005.10

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 AND A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-412 RECORDED AT RECEPTION NO. 1802828 ALL IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N16°04'44"E, A DISTANCE OF 105.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE S90°00'00"W, A DISTANCE OF 61.00 FEET TO A POINT THAT IS 1' WESTERLY OF (WHEN MEASURED AT RIGHT ANGLES) OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 1927.95 FEET TO THE NORTHERLY LINE OF SAID BARGAIN AND SALES DEED;

THENCE N88°30'57"E, A DISTANCE OF 1.00 FEET ON SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID WESTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES:

1. N00°23'01"W, A DISTANCE OF 620.83 FEET;
2. N00°23'01"W, A DISTANCE OF 2620.68 FEET;

THENCE N89°28'13"E, A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE ON THE SAID EASTERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING TWO (2) COURSES:

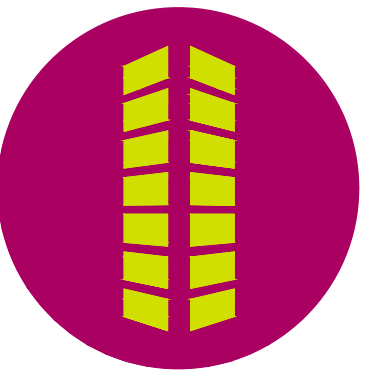
1. S00°22'30"E, A DISTANCE OF 2620.85 FEET;
2. S00°23'01"E, A DISTANCE OF 2549.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 312,090 SQUARE FEET OR 7.165 ACRES, MORE OR LESS.

GENERAL NOTES

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
4. 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SOUTH WELD ANNEXATION NO. 2
 TO THE TOWN OF LOCHBUIE
 LOCATED IN SECTIONS 28 AND 29
 TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
 COUNTY OF WELD, STATE OF COLORADO

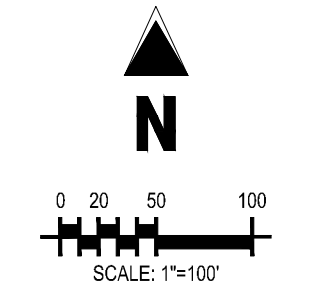
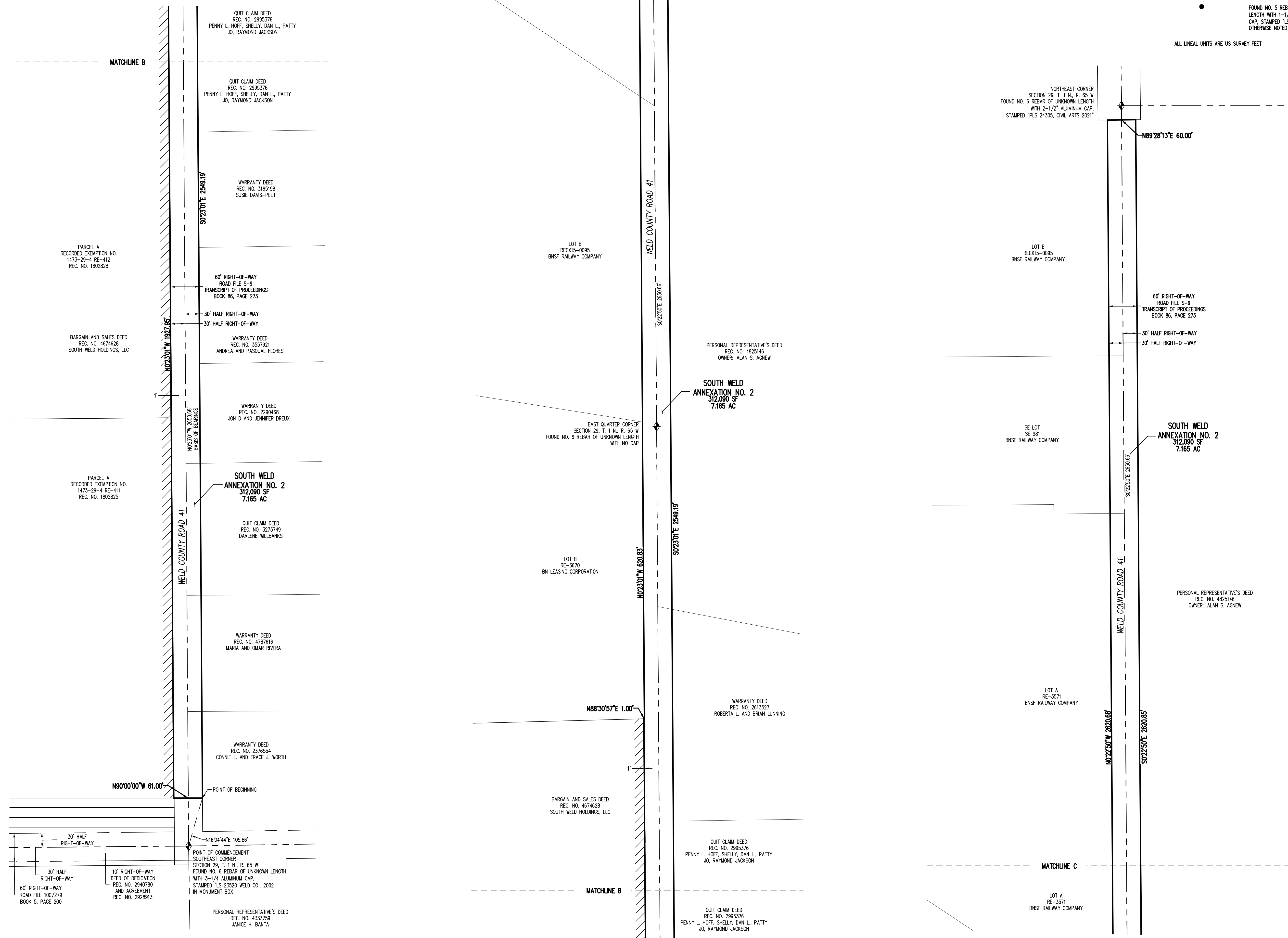
#	Date	Issue / Description	Init.

Project No:	WCD00005.10
Drawn By:	AN
Checked By:	RCR
Date:	12/8/2023

SOUTH WELD ANNEXATION NO. 2

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 28 AND 29
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

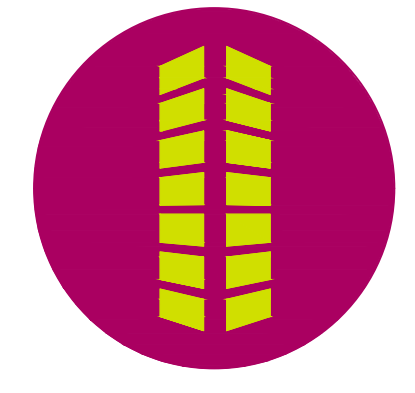


LEGEND	
	ANNEXATION BOUNDARY
	PARCEL LINE
	PLSS SECTION LINE
	RIGHT-OF-WAY LINE
	CONTIGUOUS BOUNDARY
	REC. NO.
	RECEPTION NUMBER
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4\"/>
ALL LINEAL UNITS ARE US SURVEY FEET	

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**SOUTH WELD ANNEXATION NO. 2
TO THE TOWN OF LOCHBUIE**
LOCATED IN SECTIONS 28 AND 29
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No: WCD00005.10
 Drawn By: AN
 Checked By: RCR
 Date: 1/10/2024

**TOWN OF LOCHBUIE
COUNTIES OF WELD AND ADAMS
STATE OF COLORADO**

RESOLUTION NO. 2024-07

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE,
COLORADO, ACCEPTING AN ANNEXATION PETITION, MAKING CERTAIN
FINDINGS OF FACT, FINDING SUBSTANTIAL COMPLIANCE FOR SUCH
PETITION, AND SETTING A PUBLIC HEARING FOR ANNEXATION OF
PROPERTY KNOWN AS THE SOUTH WELD ANNEXATION NO. 3**

WHEREAS, the Town Board of Trustees of the Town of Lochbuie, Colorado, has received and examined the filings and Petition for Annexation requesting the annexation to the Town of Lochbuie of certain real property more fully described in said petition and in **Exhibit 1** (“South Weld Annexation No. 3”) which exhibit is attached to this Resolution and is incorporated herein by reference (the “Property”); and

WHEREAS, said Petition for Annexation (“Petition”) has been filed of record with the Town Clerk of the Town of Lochbuie, State of Colorado, who has provided copies of such petition to the Board of Trustees upon receipt; and

WHEREAS, the Town Board of Trustees finds as follows:

1. That the Petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signers of the Petition, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed and own more than fifty percent (50%) of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the Town of Lochbuie.
 - (c) A request that the Town of Lochbuie approve the annexation of the Property.
 - (d) The signature of the landowners that executed the petition.
 - (e) The mailing address of the landowners.
 - (f) The legal description of the Property and a legal description of the specific real property owned by the landowners that executed the petition.
 - (g) The date that the landowners executed the petition.
 - (h) The affidavit of petition circulator(s); stating that the signature of each landowner therein is the signature of the person whose name it purports to be.

2. That four (4) copies of the annexation maps corresponding to the Property have been submitted to the Town with the Petition, and that the annexation map contain the following information:

- (a) A written legal description of the boundaries of the Property proposed to be annexed.
- (b) A map showing the boundary of the Property proposed to be annexed.
- (c) Within the map, the boundaries and the plat numbers of plots or of lots and blocks.
- (d) Next to the boundary of the Property proposed to be annexed is drawn the contiguous boundary of the Town of Lochbuie.

3. That no signature on the Petitions is dated more than one hundred eighty (180) days prior to the date of filing of the Petitions for Annexation with the Town Clerk of the Town of Lochbuie, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Lochbuie, Colorado that:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Board of Trustees.

Section 2. That the Petition for Annexation to the Town of Lochbuie of the Property, which Petition was officially filed of record with the Town Clerk of the Town of Lochbuie on or prior to January 10, 2024, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Lochbuie and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of §31-12-112, C.R.S.

Section 5. That a public hearing shall be held at a special meeting of the Board of Trustees to be held on Monday, **the 12th day of February, 2024**, at 5:30 p.m. at the Lochbuie Town Hall, 703 WCR 37, Lochbuie Colorado 80603 and via teleconference with details on accessing such teleconference platform to be made publicly available on the Town web site at least 24 hours before the hearing, for the purpose of determining and finding whether the proposed annexation as described in the Petition complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105. The Town Clerk shall publish notice of such hearing in accordance with state law.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Property to the Town of Lochbuie.

Section 7. The Town staff and Town Attorney are hereby directed to take all such actions, including making any legal filings, as are necessary to comply with state law governing the process for annexing the Property.

Section 8. This Resolution shall be effective immediately upon adoption.

ADOPTED THIS 12TH DAY OF JANUARY, 2024.

TOWN OF LOCHBUIE, COLORADO

Michael Mahoney, Mayor

ATTEST:

By: _____
Heather Bowen, Town Clerk

EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE S00°51'22"E, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF A RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 2928913 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4 AND TO THE POINT OF BEGINNING;

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID DEED FOR THE FOLLOWING TWO (2) COURSES;

1. S00°51'22"E, A DISTANCE OF 10.00 FEET;
2. S89°29'04"W, A DISTANCE OF 30.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 79.99 FEET ON SAID WESTERLY RIGHT-OF-WAY;

THENCE N90°00'00"W, A DISTANCE OF 901.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.87 FEET;

THENCE N00°23'01"W, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.86 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.73 FEET;

THENCE N00°23'01"W, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.72 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 960.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 71.28 FEET ON THE SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N89°07'28"E, A DISTANCE OF 1888.64 FEET ON SAID NORTHERLY RIGHT-OF-WAY LINE TO WESTERLY LINE OF A DEDICATED RIGHT-OF-WAY DEED AT RECEPTION NO. 2969627 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID DEED FOR THE FOLLOWING EIGHT (8) COURSES;

1. N80°01'58"E, A DISTANCE OF 179.75 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.55 FEET, A CENTRAL ANGLE OF 04°35'58", A DISTANCE OF 30.15 FEET, A CHORD BEARING OF N26°54'23"W WITH A CHORD DISTANCE OF 30.14 FEET;
3. N76°45'11"E, A DISTANCE OF 55.32 FEET;
4. N88°18'48"E, A DISTANCE OF 138.20 FEET;
5. N85°31'31"E, A DISTANCE OF 78.91 FEET;
6. S83°06'27"E, A DISTANCE OF 100.74 FEET;
7. S81°01'28"E, A DISTANCE OF 186.80 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
8. S00°21'53"E, A DISTANCE OF 28.67 FEET ON SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES OF FOR THE FOLLOWING THREE (3) COURSES;

1. N89°02'47"E, A DISTANCE OF 2635.18 FEET;
2. N89°38'16"E, A DISTANCE OF 2650.54 FEET;
3. N89°31'51"E, A DISTANCE OF 2617.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45;

THENCE N89°39'47"E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S00°53'05"E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S00°51'31"E, A DISTANCE OF 2620.03 FEET ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 45;

THENCE S89°08'53"W, A DISTANCE OF 30.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP STAMPED ALPHA ENG, LS 25937, 1998 IN A MONUMEN BOX;

THENCE S89°26'53"W, A DISTANCE OF 30.01 FEET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45;

THENCE N00°51'31"W, A DISTANCE OF 2620.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING FOUR (4) COURSES;

1. S89°31'51"W, A DISTANCE OF 2618.44 FEET;
2. S89°38'16"W, A DISTANCE OF 2650.29 FEET;
3. S89°02'47"W, A DISTANCE OF 2635.20 FEET;
4. S89°07'28"W, A DISTANCE OF 412.46 FEET TO THE NORTHEAST CORNER OF PARCEL OF LAND DEDICATED RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 2960056 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S00°54'43"E, A DISTANCE OF 5.00 FEET ON THE EASTERLY LINE OF SAID RIGHT-OF-WAY DEED;

THENCE S89°07'28"W, A DISTANCE OF 1352.04 FEET ON THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY DEED;

THENCE N00°52'32"W, A DISTANCE OF 5.00 FEET ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY DEED TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

THENCE S89°07'28"W, A DISTANCE OF 873.01 FEET ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 895,743 SQUARE FEET OR 20.563 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION
TO
TOWN OF LOCHBUIE, COLORADO
(SOUTH WELD ANNEXATION NO. 3)**

**TO: THE TOWN CLERK AND THE BOARD OF TRUSTEES OF THE
TOWN OF LOCHBUIE, COLORADO**

**RE: ANNEXATION OF APPROXIMATELY 20.563 ACRES IN WELD
COUNTY, COLORADO, AS DESCRIBED ON EXHIBIT 1
ATTACHED HERETO**

THE UNDERSIGNED PETITIONER, in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the Town of Lochbuie, a statutory municipality of the State of Colorado (the “**Town**”), for annexation of the unincorporated areas more particularly described in **Exhibit 1**, attached hereto and incorporated herein by reference (the “**Property**”). In support of this Petition, the undersigned Petitioner alleges and states the following:

1. That it is desirable and necessary that the Property be annexed to the Town.
2. That the undersigned Petitioner owns the real property legally described in **Exhibit 2** attached hereto and incorporated herein by this reference, which is located within the Property proposed to be annexed.
3. That either (check one)
 - a. X the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1**, comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election

OR

 - b. _____ the undersigned Petitioner, together with owner(s) submitting other valid petition(s) for annexation to the Town for the Property described in **Exhibit 1** are landowners of more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys.
4. That all the requirements of Sections 31-12-104 and 31-12-105 of the Municipal Annexation Act of 1965, as amended, exist or have been met.
5. Annexing the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town’s boundary in any one year.

6. The area proposed to be annexed is comprised of (check one):

_____ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

X MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

_____ TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

7. That accompanying this Petition are four (4) copies of an annexation map containing the following information:

A. a written legal description of the Property;

B. a map showing the boundary of the Property;

C. with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and

D. next to the boundary of the Property is drawn the contiguous boundary of the Town, and the contiguous boundary of any other municipality abutting the area proposed to be annexed and the dimensions thereof.

8. The undersigned and the Town may enter into an annexation and development agreement in form and substance acceptable to the Town and the undersigned (“**Annexation and Development Agreement**”) prior to or after the effective date of this annexation, as provided for in Chapter 31-12-112(2), Colorado Revised Statutes, as amended.

9. That the Property proposed to be annexed is located within special district(s) identified on Exhibit 3 and no other(s).

10. That the undersigned Petitioner signed this Petition not more than one hundred and eighty (180) days prior to the date of the filing of this Petition with the Town Clerk.

11. That, in connection with the processing of this Petition, Petitioner requests that the Town institute zoning approval processes for the Property in accordance with C.R.S. § 31-12-115 and Article II of Chapter 19 of the Lochbuie Municipal Code.

12. That, 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 and Development Agreement, the Property shall become subject to all ordinances, resolutions, rules and

regulations of the Town, except as otherwise set forth in the Annexation and Development 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.

13. The Petitioner hereby reserves the right to withdraw this Petition at any time prior to the final reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation.
14. That this Petition includes the signature of the Petitioner proposing the annexation, the mailing addresses of the Petitioner, the legal description of the land owned by the Petitioner, the date on which each Petitioner executed this Petition, and the circulator's affidavit required by Section 31-12-107(1)(c), C.R.S., certifying that the signatures on this Petition are the signature of each person whose name it purports to be and certifying the accuracy of the date of such signatures.


THEREFORE, THE PETITIONER, respectfully requests that the Town Board of Trustees of the Town, approve the annexation of the Property. To that end, the Petitioner does hereby consent to the annexation of said area into the Town.

PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Property who desire annexation to the Town of Lochbuie, Colorado.

Page 1 of 1 pages of petitioner signatures

Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)

Name of Petitioner (print):	South Weld Holdings, LLC
Address of parcel within Property proposed for annexation (no. street, city):	N/A
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibits 1 and 2
Signature of Petitioner:	South Weld Holdings, LLC  By: T. Josh Shipman, as Manager
Mailing address of Petitioner:	8301 E. Prentice Ave., Suite 100 Greenwood Village, CO 80111
Date of Signature:	1/10/2024

SIGNATURE OF PROPERTY OWNER

This Petition is hereby executed by the property owner of the property described on Exhibit 2.

Page 1 of 1

South Weld Holdings, LLC



By: T. Josh Shipman, as Manager

STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing was subscribed and sworn to before me this 10th day of January, 2024, by Josh Shipman.

Witness my hand and official seal.

My commission expires: 4/13/29

By: Oscar David Colmenero
Notary Public

[SEAL]

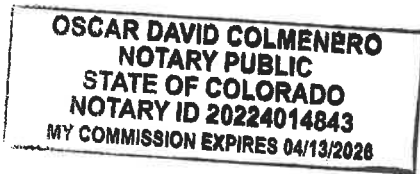


EXHIBIT 1
LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED
[See the attached]

Note: in accordance with Section 31-12-107(1)(d), C.R.S., four (4) copies of the annexation map accompany this Petition.

SOUTH WELD ANNEXATION NO. 3 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE S00°51'22"E, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF A RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 2928913 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4 AND TO THE POINT OF BEGINNING;

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID DEED FOR THE FOLLOWING TWO (2) COURSES;

1. S00°51'22"E, A DISTANCE OF 10.00 FEET;
2. S89°29'04"W, A DISTANCE OF 30.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE N00°23'01"W, A DISTANCE OF 79.99 FEET ON SAID WESTERLY RIGHT-OF-WAY;

THENCE N90°00'00"W, A DISTANCE OF 901.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.87 FEET;

THENCE N00°23'01"W, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.86 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.73 FEET;

THENCE N00°23'01"W, A DISTANCE OF 1.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 900.72 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 960.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 71.28 FEET ON THE SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N89°07'28"E, A DISTANCE OF 1888.64 FEET ON SAID NORTHERLY RIGHT-OF-WAY LINE TO WESTERLY LINE OF A DEDICATED RIGHT-OF-WAY DEED AT RECEPTION NO. 2969627 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID DEED FOR THE FOLLOWING EIGHT (8) COURSES;

1. N80°01'58"E, A DISTANCE OF 179.75 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.55 FEET, A CENTRAL ANGLE OF 04°35'58", A DISTANCE OF 30.15 FEET, A CHORD BEARING OF N26°54'23"W WITH A CHORD DISTANCE OF 30.14 FEET;
3. N76°45'11"E, A DISTANCE OF 55.32 FEET;
4. N88°18'48"E, A DISTANCE OF 138.20 FEET;
5. N85°31'31"E, A DISTANCE OF 78.91 FEET;
6. S83°06'27"E, A DISTANCE OF 100.74 FEET;
7. S81°01'28"E, A DISTANCE OF 186.80 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
8. S00°21'53"E, A DISTANCE OF 28.67 FEET ON SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES OF FOR THE FOLLOWING THREE (3) COURSES;

1. N89°02'47"E, A DISTANCE OF 2635.18 FEET;
2. N89°38'16"E, A DISTANCE OF 2650.54 FEET;
3. N89°31'51"E, A DISTANCE OF 2617.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45;

THENCE N89°39'47"E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S00°53'05"E, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE S00°51'31"E, A DISTANCE OF 2620.03 FEET ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 45;

THENCE S89°08'53"W, A DISTANCE OF 30.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP STAMPED ALPHA ENG, LS 25937, 1998 IN A MONUMEN BOX;

THENCE S89°26'53"W, A DISTANCE OF 30.01 FEET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 45;

THENCE N00°51'31"W, A DISTANCE OF 2620.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 4;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING FOUR (4) COURSES;

1. S89°31'51"W, A DISTANCE OF 2618.44 FEET;
2. S89°38'16"W, A DISTANCE OF 2650.29 FEET;
3. S89°02'47"W, A DISTANCE OF 2635.20 FEET;

4. S89°07'28"W, A DISTANCE OF 412.46 FEET TO THE NORTHEAST CORNER OF PARCEL OF LAND DEDICATED RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 2960056 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S00°54'43"E, A DISTANCE OF 5.00 FEET ON THE EASTERLY LINE OF SAID RIGHT-OF-WAY DEED;

THENCE S89°07'28"W, A DISTANCE OF 1352.04 FEET ON THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY DEED;

THENCE N00°52'32"W, A DISTANCE OF 5.00 FEET ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY DEED TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 4;

THENCE S89°07'28"W, A DISTANCE OF 873.01 FEET ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 895,743 SQUARE FEET OR 20.563 ACRES, MORE OR LESS.

EXHIBIT 2

LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

[See the attached]

**PROPERTY WITHIN
SOUTH WELD ANNEXATION NO. 3**

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 00°23'01" W, MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 23520 WELD CO., 2002" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH NO CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N37°18'11"W, A DISTANCE OF 49.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 901.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 20.00 FEET ON SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18,019 SQUARE FEET OR 0.414 ACRES, MORE OR LESS.

AND ALSO,

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE N26°35'50"W, A DISTANCE OF 67.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 900.86 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 20.00 FEET ON SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18,016 SQUARE FEET OR 0.414 ACRES, MORE OR LESS.

AND ALSO,

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE N20°29'36"W, A DISTANCE OF 87.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41 AND TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 900.72 FEET;

THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 900.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 41;

THENCE S00°23'01"E, A DISTANCE OF 20.00 FEET ON SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18,013 SQUARE FEET OR 0.414 ACRES, MORE OR LESS.

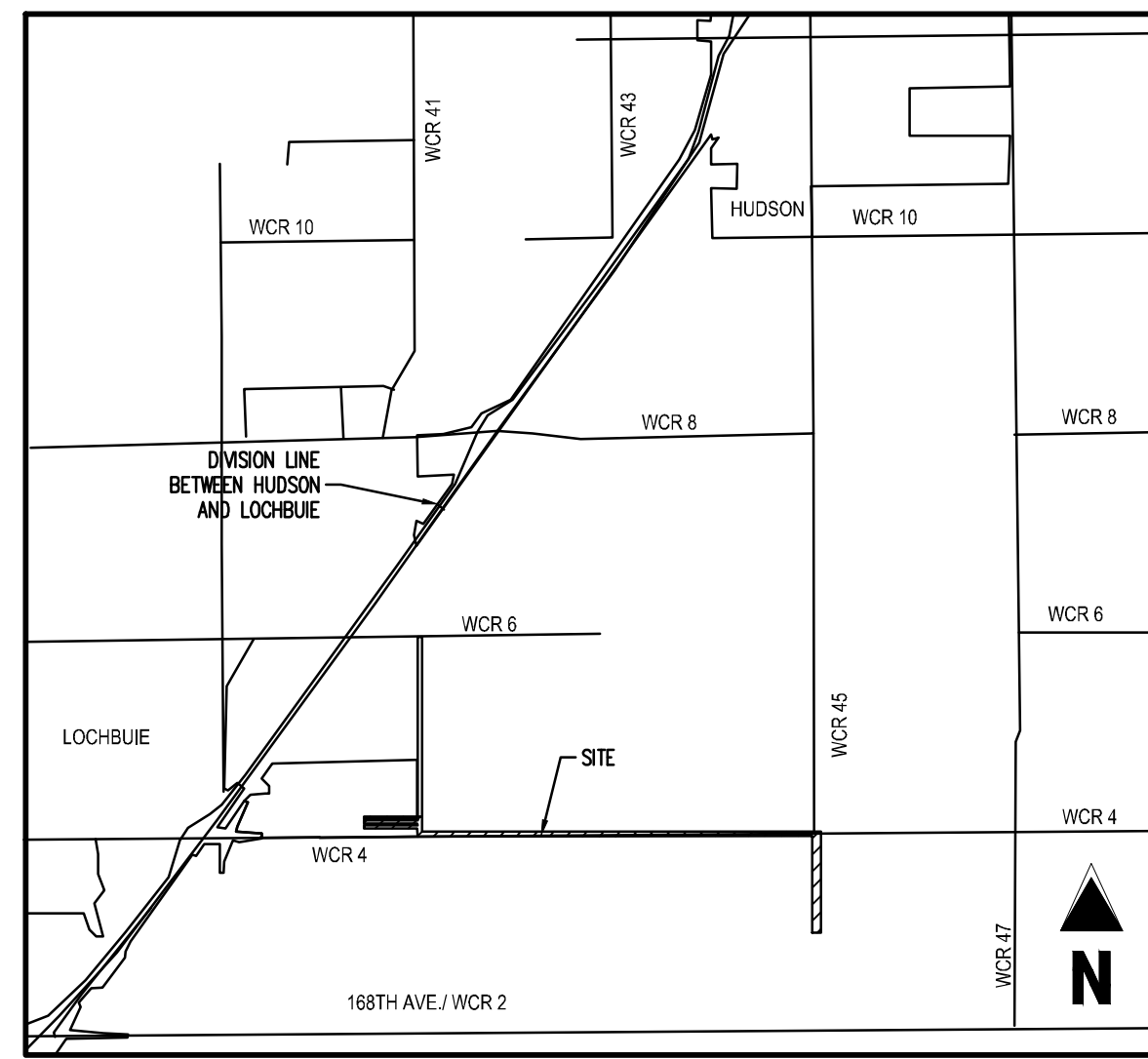
EXHIBIT 3
SPECIAL DISTRICTS WITH BOUNDARIES THAT INCLUDE PROPERTY
PROPOSED TO BE INCLUDED

School District RE 37J
Central Colorado Water Conservancy District
Central Colorado Water Conservancy Subdistricts
Hudson Fire
Aims Junior College
High Plains Library
Altamira Metro District #5
Bromley Park Metropolitan District #6

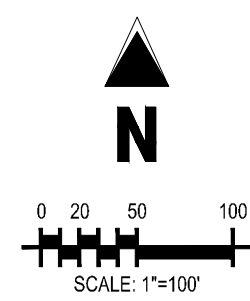
SOUTH WELD ANNEXATION NO. 3

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



LEGEND

- ANNEXATION BOUNDARY
- PARCEL LINE
- PLSS SECTION LINE
- RIGHT-OF-WAY LINE
- CONTIGUOUS BOUNDARY
- REC. NO. RECEPTION NUMBER
- ALIQUOT CORNER (AS DESCRIBED)
-

ALL LINEAL UNITS ARE US SURVEY FEET

CONTIGUITY

SOUTH WELD ANNEXATION NO. 3

TOTAL NUMBER OF LINEAL FEET OF PROPERTY BOUNDARY TO BE ANNEXED = 32,281.12

TOTAL NUMBER OF LINEAL FEET OF CONTIGUOUS BOUNDARY TO TOWN OF LOCHBUIE = 5,606.74

TOTAL NUMBER OF LINEAL FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 5,380.19

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL A, RECORDED EXEMPTION NO. 1473-29-4 RE-411 RECORDED AT RECEPTION NO. 1802825 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE RELOCATED IN SECTIONS 29 AND 32, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO HAVE AN ASSUMED BEARING OF N 02°31'01\"/>

THENCE S00°51'22\"/>

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID DEED FOR THE FOLLOWING TWO (2) COURSES:
1. S00°51'22\"/>

THENCE N80°23'01\"/>

THENCE N80°00'00\"/>

THENCE N00°00'00\"/>

THENCE N80°00'00\"/>

THENCE N00°23'01\"/>

THENCE N80°00'00\"/>

THENCE N00°00'00\"/>

THENCE N80°00'00\"/>

THENCE N00°23'01\"/>

THENCE N80°00'00\"/>

THENCE N00°00'00\"/>

THENCE N80°00'00\"/>

THENCE S00°23'01\"/>

THENCE N80°07'28\"/>

THENCE ON THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID DEED FOR THE FOLLOWING EIGHT (8) COURSES:

1. N80°01'50\"/>
2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.55 FEET, A CENTRAL ANGLE OF 04°35'58\"/>
3. N76°45'11\"/>
4. N80°18'40\"/>
5. N85°51'31\"/>
6. S83°06'27\"/>
7. S81°01'28\"/>
8. S00°21'53\"/>

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINES OF FOR THE FOLLOWING THREE (3) COURSES:

1. N89°02'47\"/>
2. N89°38'16\"/>
3. N89°51'51\"/>

THENCE N88°39'47\"/>

THENCE S00°53'06\"/>

THENCE S00°51'31\"/>

THENCE S89°08'53\"/>

THENCE S89°28'53\"/>

THENCE N00°51'31\"/>

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINES FOR THE FOLLOWING FOUR (4) COURSES:

1. S89°31'51\"/>
2. S89°38'16\"/>
3. S89°02'47\"/>
4. S89°07'28\"/>

THENCE S00°54'43\"/>

THENCE S89°07'28\"/>

THENCE N00°52'32\"/>

THENCE S89°07'28\"/>

PARCEL CONTAINS 895,743 SQUARE FEET OR 20.563 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF LOCHBUIE, WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

SIGNED THIS _____ DAY OF _____, 20____

OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S)

STATE OF COLORADO,)

COUNTY OF WELD)

THIS FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

TOWN BOARD CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN BOARD OF THE TOWN OF LOCHBUIE.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF WELD,

STATE OF COLORADO THIS _____ DAY OF _____, 20____

AT RECEPTION NO. _____

CLERK & RECORDER _____

GENERAL NOTES

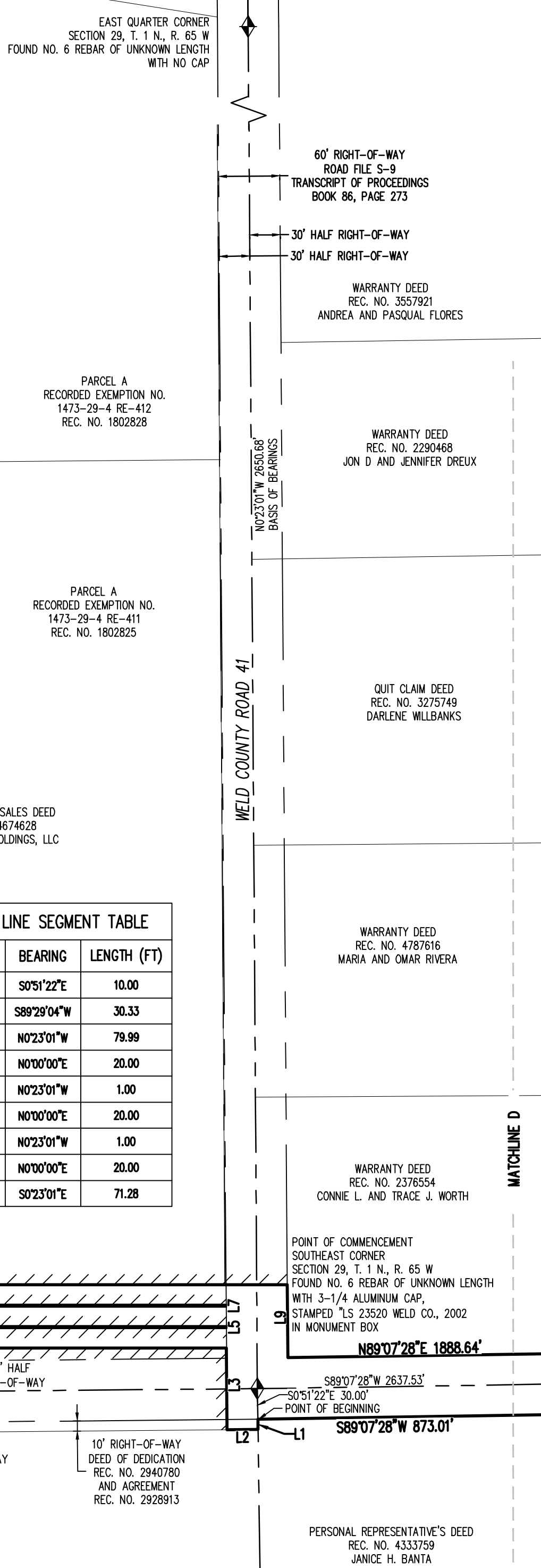
1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
4. 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. C.R.S. 13-80-105(3)(A).

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6TH) OF PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THE _____ DAY OF _____, 2024.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
PROJECT NO.: WCD000005.10



LINE TAG #	BEARING	LENGTH (FT)
L1	S0°51'22\"/>	10.00
L2	S89°29'04\"/>	30.33
L3	N0°23'01\"/>	79.99
L4	N0°00'00\"/>	20.00
L5	N0°23'01\"/>	1.00
L6	N0°00'00\"/>	20.00
L7	N0°23'01\"/>	1.00
L8	N0°00'00\"/>	20.00
L9	S0°23'01\"/>	71.28

SOUTH WELD ANNEXATION NO. 3
895,743 SF
20.563 AC

BARGAIN AND SALES DEED
REC. NO. 4674628
SOUTH WELD HOLDINGS, LLC

30' HALF RIGHT-OF-WAY
60' RIGHT-OF-WAY ROAD FILE 100/279 BOOK 5, PAGE 200
10' RIGHT-OF-WAY DEED OF DEDICATION REC. NO. 2940780 AND AGREEMENT REC. NO. 2928913

PERSONAL REPRESENTATIVE'S DEED
REC. NO. 4333759
JANICE H. BANTA



5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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SOUTH WELD ANNEXATION NO. 3
TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

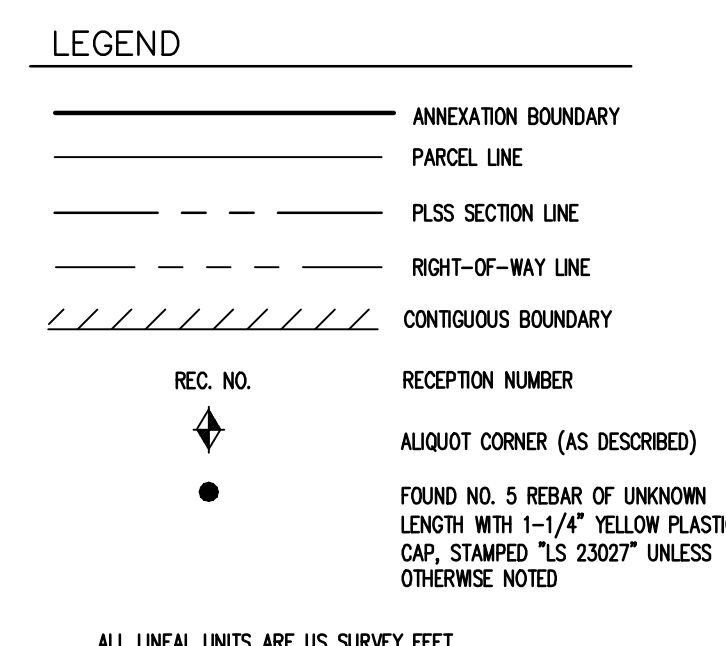
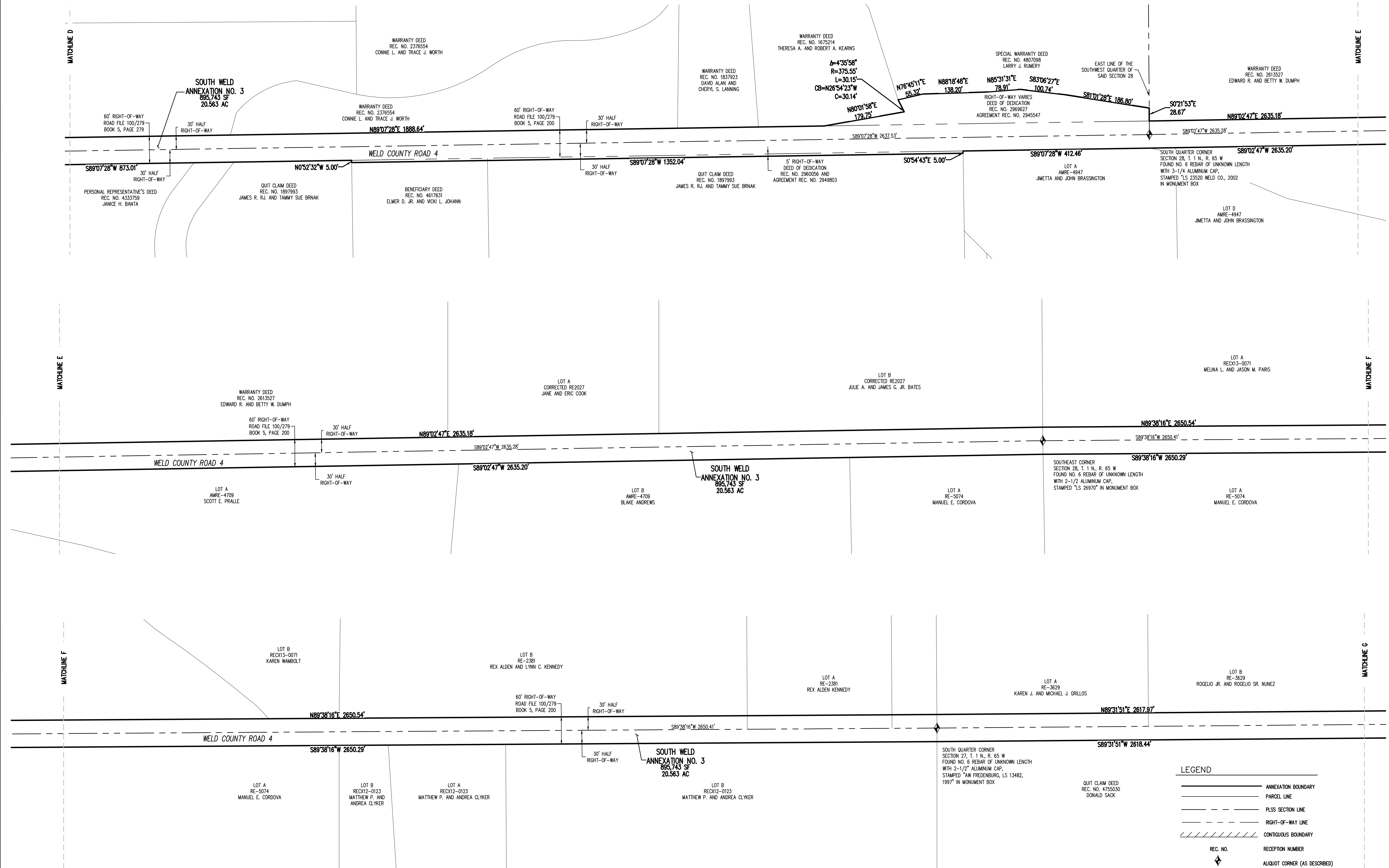
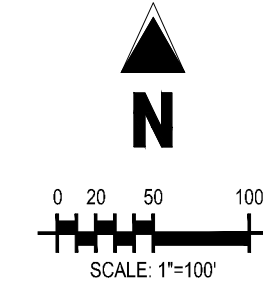
#	Date	Issue / Description	Init.

Project No: WCD00005.10
Drawn By: AN
Checked By: RCR
Date: 1/10/2024

SOUTH WELD ANNEXATION NO. 3

TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



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SOUTH WELD ANNEXATION NO. 3
TO THE TOWN OF LOCHBUIE
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#	Date	Issue / Description	Init.

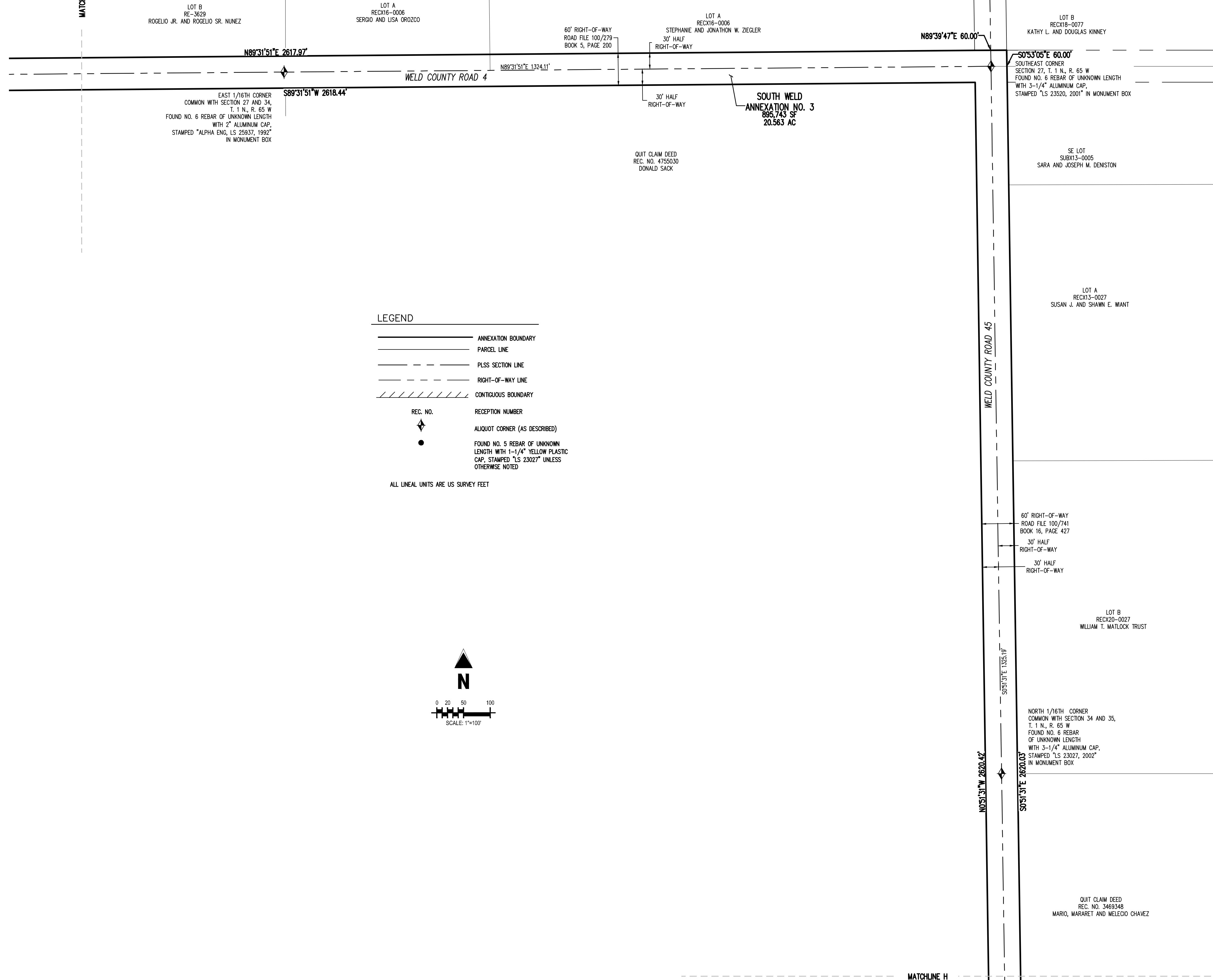
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 Drawn By: AN
 Checked By: RCR
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SOUTH WELD ANNEXATION NO. 3

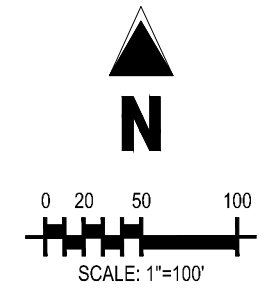
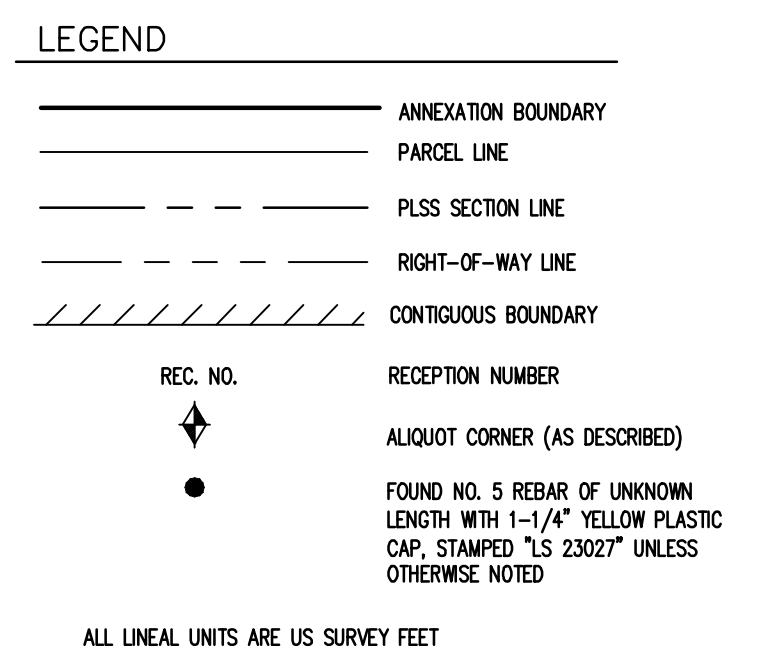
TO THE TOWN OF LOCHBUIE

LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

MATCHLINE G

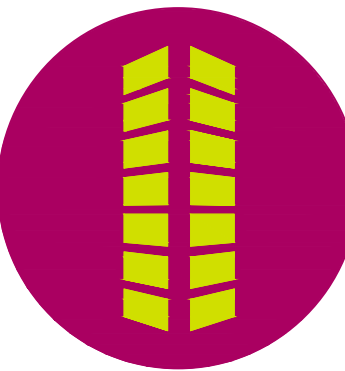


MATCHLINE H



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970.800.3300
GallowayUS.com

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SOUTH WELD ANNEXATION NO. 3
TO THE TOWN OF LOCHBUIE
 LOCATED IN SECTIONS 27, 28, 29, 32, 33 AND 34
 TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,
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#	Date	Issue / Description	Init.

Project No: WCD00005.10
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