

PETITION FOR ANNEXATION

Cooley East No. 2 Annexation

The undersigned, in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petition(s) the City Council of the City of Thornton, Colorado, for annexation to the City of Thornton of the following described unincorporated territory situate and being in the County of Adams, State of Colorado, to wit:

(LEGAL DESCRIPTION)

Exhibit A

Petitioner(s) further state(s) as follows:

- (1) That it is desirable and necessary that such area be annexed to the City of Thornton, Colorado.
- (2) That the requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met.
- (3) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundary of the City of Thornton, Colorado.
- (4) That a community of interest exists between the area proposed to be annexed and the City of Thornton, Colorado.
- (5) That the territory proposed to be annexed is urban or will be urbanized in the near future.
- (6) That the territory proposed to be annexed is integrated with or is capable of being integrated with the City of Thornton, Colorado.
- (7) That, in establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (a) Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a designated street, road or other public way;
 - (b) Comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner(s).

(8) That in establishing the boundaries of the area proposed to be annexed, the entire width of any street or alley is included within the area annexed.

(9) That the signers of this Petition for Annexation are landowners of more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys.

(10) That no part of the territory proposed to be annexed is more than three (3) miles from a point on the boundary of the City of Thornton as such was established more than one year before this annexation is effective.

(11) That the territory proposed to be annexed by the City of Thornton or substantially this same area has not been the subject of an election for annexation to the City of Thornton with in the preceding twelve (12) months.

(12) That the territory proposed to be annexed is located within the following special district(s) and no other(s):

Adams County
Central Colorado Water Conservancy District
South Adams County Fire Protection District
Rangeview Library District
Regional Transportation District
Brighton 27J School District
Urban Drainage and Flood Control District
Urban Drainage and Flood, South Platte

(13) That the mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition for Annexation.

(14) That no person has signed this Petition for annexation more than one hundred eighty (180) days prior to the date of filing the Petition for Annexation with the Thornton City Clerk.

(15) That this Petition for Annexation is accompanied by four (4) prints of the annexation map containing the following information:

(a) A written legal description of the boundaries of the territory proposed to be annexed.

(b) A map showing the boundary of the territory proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor.

(c) Within 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 to be platted, then the boundaries and the plat number of plots or of lots and blocks are shown.

(d) Next to the boundary of the territory proposed to be annexed is drawn the contiguous boundary of any other municipality abutting the territory proposed to be annexed.

(16) That the area proposed to be annexed will not result in the detachment of area from any school district.

(17) That the territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

(18) That the legal description of the land owned by each signer of this petition is set forth in Exhibit "A" attached hereto and hereby incorporated as if fully set forth herein.

(19) That upon the annexation ordinance becoming effective, all lands within the territory proposed to be annexed shall become subject to the Charter of the City of Thornton, Colorado, and all ordinances, resolutions, rules and regulations of the City of Thornton, except for general property taxes, which shall become effective January 1 of the next seceding year following passages of the annexation ordinance.

THEREFORE, the Petitioner(s) request that the City Council of the City of Thornton, Colorado, approve the annexation of the territory described herein.

Signature of Landowner

Date of Signature

Kevin S. Woods, City Manager
City of Thornton

Mailing Address: 9500 Civic Center Drive
Thornton, CO 80229

Legal Description of land owned by signer: ALL OF LOT 1 AND LOT 2 OF CAMAS SUBDIVISION FILING NO. 2, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 16, T2S, R67W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED MAY 19, 2000, AS RECEPTION NO. C0672258 OF THE RECORDS OF ADAMS COUNTY, COLORADO.

Signature of Landowner

Date of Signature

Mailing Address:

Legal Description of land owned by signer: PARCEL B OF WESTERN PAVING CONSTRUCTION CO. AND BRANNAN SAND & GRAVEL CO. ACCORDING TO THE PLAT RECORDED MAY 21, 1975 IN FILE NO. 14, MAP NO. 220 AS RECEPTION NO. A081745 OF THE RECORDS OF ADAMS COUNTY, COLORADO, LOCATED IN THE NW1/4 OF SECTION 16, T2S, R67W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THE NORTHERLY 25.00 FEET THEREOF.

EXHIBIT A

COOLEY EAST NO. 2 ANNEXATION LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2 OF CAMAS SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 19, 2000, IN FILE 18, MAP NO. 224 AS RECEPTION NO. C0672258 AND A PORTION OF PARCEL B OF WESTERN PAVING CONSTRUCTION CO. AND BRANNAN SAND & GRAVEL CO. ACCORDING TO THE PLAT RECORDED MAY 21, 1975 IN FILE NO. 14, MAP NO. 220 AS RECEPTION NO. A081745 OF THE RECORDS OF ADAMS COUNTY, COLORADO, LOCATED IN THE NW1/4 OF SECTION 16, T2S, R67W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, FROM WHICH THE W1/4 CORNER OF SAID SECTION 16 BEARS S00°19'39"E, 2617.82 FEET (BASIS OF BEARING), THENCE S00°19'39"E, 75.00 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 16 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 104TH AVENUE (STATE HIGHWAY 44) AND THE POINT OF BEGINNING;

THENCE N89°34'42"E, 1634.33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E. 104TH AVENUE (STATE HIGHWAY 44) TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID CAMAS SUBDIVISION FILING NO. 2:

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF LOT 1 AND LOT 2 OF SAID CAMAS SUBDIVISION FILING NO. 2 THE FOLLOWING COURSES:

THENCE S50°14'53"E, 291.06 FEET;

THENCE S37°45'07"W, 401.78 FEET;

THENCE S10°25'07"W, 79.96 FEET;

THENCE S89°40'31"W, 1079.35 FEET;

THENCE S12°06'52"W, 670.83 FEET;

THENCE S89°46'21"W, 370.45 FEET TO THE N1/16 CORNER OF SAID SECTION 16/17;

THENCE N00°19'39"W, 1233.91 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 16 AND CONTIGUOUS TO THE CITY OF THORNTON BOUNDARY AS SHOWN ON THE WEST COOLEY GP 4 ANNEXATION, ORDINANCE NO. 3029, RECEPTION NO. 2008000017887 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29.585 ACRES, MORE OR LESS.