

PETITION FOR ANNEXATION

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

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Section 30(1)(b) of Articles II of the Constitution of the State of Colorado (the "**State Constitution**") and other applicable statutes and ordinances, as amended and as in effect on the submission date set forth below (the "**Annexation Act**") hereby petitions the Board of Trustees of the Town of Erie, Colorado (the "**Board**") to annex to the Town of Erie, Colorado (the "**Town**") certain unincorporated territory located in the County of Weld, State of Colorado, legally described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**"). In support of this Petition (this "**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of Section 30(1)(b) of Article II of the State Constitution and Sections –104 and –105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. The Petitioner comprises more than fifty percent (50%) of the landowners in the area proposed to be annexed and owns more than fifty percent (50%) of the area proposed to be annexed excluding public streets and alleys and any land owned by the annexing municipality. The portion of the Property owned by Petitioner is set forth on Exhibit B attached hereto and incorporated herein by this reference.
8. The Property is not presently a part of any incorporated city, city and county, or town. No proceedings have been commenced for incorporation or annexation of part or all of the Property to any other municipality. No election for annexation of the Property or substantially the same territory to the Town has been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of the same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.
11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the property to be annexed, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (a) is being divided into separate parts or parcels without the written consent of the landowner thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or
 - (b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner.
13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.
14. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of the person whose name it purports to be and certifying the accuracy of the date of such signature is attached hereto as Exhibit C and is incorporated herein by this reference.
15. This Petition is accompanied by four (4) prints of an annexation map containing, among other things, the following information:
 - (a) a written legal description of the boundaries of the Property;
 - (b) a map showing the boundaries of the Property;
 - (c) within the annexation map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of the plots or of lots and blocks; and
 - (d) next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property.
16. In connection with the processing of this Petition, the Petitioner requests that the Town:
 - (a) initiate the process with the submittal of an application for zoning of the Property to establish zoning for the Property as Agriculture/Open Space (AG/OS), Low-density Residential (LR) and Medium-density Residential (MR) as set forth in Petitioner's application therefor (the "**Zoning**"), in accordance with applicable provisions of the Town's Unified Development Code (the "**Code**") and any applicable provisions of Section -115 of the Annexation Act; and
 - (b) approve and execute an annexation and vested rights agreement acceptable to Petitioner and the Town (the "**Annexation Agreement**") which establishes vested property rights for the Property for an agreed upon term, pursuant to Article 68, Title 24, Colorado Revised Statutes.

17. Petitioner has filed this Petition subject to the following conditions:
- (a) Unless otherwise agreed in writing by Petitioner, the annexation of the Property into the Town shall not be effective unless:
 - (i) concurrently with the Board's final approval of an ordinance annexing the Property into the Town, the Board gives its final approval to (A) zoning regulations for the Property in form and substance satisfactory to the Petitioner, and (B) the Annexation Agreement in form and substance satisfactory to Petitioner; and
 - (ii) the Town and Petitioner enter into the Annexation Agreement.
 - (b) Petitioner hereby reserves the right to withdraw this Petition, and thereby prevent the Property from being annexed into the Town, by so notifying the Town Clerk in writing prior to the later to occur of:
 - (i) the occurrence of the conditions to effectiveness of the annexation as set forth in Section -113(2)(b) of the Annexation Act;
 - (ii) the Petitioner's delivery to the Town of Petitioner's written consent described in paragraph 18(c) below; and
 - (iii) a later date, if any, set forth in the Annexation Agreement.
 - (c) Neither the Town, nor any representative thereof, shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Sections -113(2)(a)(II)(A) and -113(2)(b) of the Annexation Act, without the express written consent of the Petitioner. This Petition shall not constitute such written consent.
18. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition, and to be set forth in the Annexation Agreement, the Property shall be subject to the regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.
19. Except for the terms and conditions of this Petition and to be set forth in the Annexation Agreement, which terms and conditions Petitioner has approved or shall expressly approve, which do not constitute an imposition of additional terms and conditions within the meaning of Section -112(1) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.\

[The signature of Petitioner appears on the following page.]

THEREFORE, Petitioner requests that the Board of Trustees of the Town of Erie, Colorado, complete and approve the annexation of the Property pursuant to and subject to the provisions of the Municipal Annexation Act of 1965, as amended, and this Petition.

Respectfully submitted this 11th day of October, 2019.

Signature of Landowner/Petitioner:

ERIE LAND COMPANY, LLC,
a Delaware limited liability company

By: Redwood-Southern Land Investment and Development, LLC,
a Maryland limited liability company,
its Sole Owner

By: Southern Land Company, LLC,
a Tennessee limited liability company,
its Manager

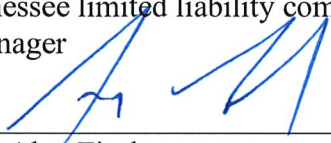
By: 
Name: Alex Fisch
Title: Chief Investment Officer

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of the Property

See attached

LEGAL DESCRIPTION:

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 MONUMENTED ON THE EAST END OF SAID LINE BY A FOUND 3/4 INCH REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "LS 14237 1994" AND ON THE WEST END BY A FOUND REBAR WITH A 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED, ASSUMED TO BEAR NORTH 89°36'36" EAST, A DISTANCE OF 2663.38 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE NORTH 44°14'23" EAST A DISTANCE OF 42.34 FEET TO A POINT ON A LINE BEING 30 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE EAST RIGHT-OF-WAY OF WELD COUNTY ROAD 3 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED JULY 22, 1956 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEIPT NO. 2602152 SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED.

THENCE SOUTH 00°29'40" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 2,080.34 FEET;

THENCE SOUTH 89°30'20" WEST, PERPENDICULAR TO SAID RIGHT-OF-WAY, A DISTANCE OF 30.00 FEET TO SAID EAST LINE OF THE NORTHEAST ONE-QUARTER;

THENCE SOUTH 51°26'35" WEST A DISTANCE OF 39.11 FEET TO THE NORTHERLY LINE OF THAT CERTAIN 50.00 FEET WIDE DITCH PARCEL DESCRIBED IN A DOCUMENT RECORDED DECEMBER 20, 1886 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT BOOK 63 AT PAGE 464;

THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE, THE FOLLOWING 32 COURSES:

1. THENCE SOUTH 51°26'38" WEST A DISTANCE OF 70.94 FEET TO A 375.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
2. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°10'52" AN ARC DISTANCE OF 204.08 FEET;
3. THENCE SOUTH 82°37'33" WEST A DISTANCE OF 226.27 FEET TO A 525.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
4. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°34'39" AN ARC DISTANCE OF 124.41 FEET;
5. THENCE NORTH 83°47'48" WEST A DISTANCE OF 212.21 FEET TO A 565.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
6. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°51'50" AN ARC DISTANCE OF 205.74 FEET;
7. THENCE SOUTH 75°20'23" WEST A DISTANCE OF 6.27 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
8. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'25" AN ARC DISTANCE OF 89.89 FEET;
9. THENCE SOUTH 52°26'57" WEST A DISTANCE OF 22.72 FEET TO A 165.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
10. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°45'37" AN ARC DISTANCE OF 134.66 FEET;
11. THENCE SOUTH 05°41'21" WEST A DISTANCE OF 106.91 FEET;
12. THENCE SOUTH 01°41'27" WEST A DISTANCE OF 92.66 FEET;
13. THENCE SOUTH 01°00'34" WEST A DISTANCE OF 269.23 FEET TO A 1,075.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
14. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°38'03" AN ARC DISTANCE OF 180.76 FEET;
15. THENCE SOUTH 10°38'58" WEST A DISTANCE OF 50.93 FEET TO A 1,225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
16. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'26" AN ARC DISTANCE OF 124.87 FEET;
17. THENCE SOUTH 16°29'24" WEST A DISTANCE OF 29.52 FEET TO 235.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
18. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°35'43" AN ARC DISTANCE OF 187.01 FEET;
19. THENCE SOUTH 62°05'05" WEST A DISTANCE OF 52.47 FEET;
20. THENCE SOUTH 57°50'12" WEST A DISTANCE OF 48.87 FEET TO A 150.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
21. THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°38'28" AN ARC DISTANCE OF 64.51;
22. THENCE SOUTH 33°11'43" WEST A DISTANCE OF 111.15 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
23. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°47'51" AN ARC DISTANCE OF 128.45 FEET;
24. THENCE SOUTH 69°59'39" WEST A DISTANCE OF 171.86 FEET TO A 925.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
25. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°52'08" AN ARC DISTANCE OF 207.76 FEET;
26. THENCE SOUTH 57°07'30" WEST A DISTANCE OF 139.10 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
27. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°33'48" AN ARC DISTANCE OF 75.27 FEET;
28. THENCE SOUTH 78°41'20" WEST A DISTANCE OF 119.10 FEET TO A 145.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
29. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'03" AN ARC DISTANCE OF 84.36 FEET;
30. THENCE NORTH 67°58'36" WEST A DISTANCE OF 47.24 FEET TO A 275.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
31. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'54" AN ARC DISTANCE OF 172.54 FEET;
32. THENCE SOUTH 76°04'29" WEST A DISTANCE OF 23.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°16'05" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,223.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER;

THENCE NORTH 00°16'06" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, A DISTANCE OF 2,649.86 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;

THENCE NORTH 00°21'06" WEST, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 A DISTANCE OF 30 FEET TO A LINE BEING 30 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED OCTOBER 14, 1889 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 64 AT PAGE 273;

THENCE NORTH 89°38'36" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 2,693.31 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 8,151.421 SQUARE FEET (187.13087 ACRES), MORE OR LESS

EXCEPTING THEREFROM:

(EXCEPTION PARCEL 1)

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 MONUMENTED ON THE EAST END OF SAID LINE BY A FOUND 3/4 INCH REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "LS 14287 1994" AND ON THE WEST END BY A FOUND REBAR WITH A 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED, ASSUMED TO BEAR NORTH 89°38'56" EAST, A DISTANCE OF 2663.38 FEET

LEGAL DESCRIPTION CONT:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 41°30'27" WEST A DISTANCE OF 42.38 FEET TO A POINT ON A LINE BEING 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 7 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2502152, THENCE SOUTH 00°29'48" EAST ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE A DISTANCE OF 1,355.74 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2502152 ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED.

THENCE CONTINUE SOUTH 02°29'40" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 564.59 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED MARCH 23, 2012 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 3831170.

THENCE ALONG THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE COURSES:

1. THENCE SOUTH 89°30'19" WEST A DISTANCE OF 500.00 FEET;
2. THENCE NORTH 00°29'41" WEST A DISTANCE OF 680.00 FEET;
3. THENCE NORTH 89°30'19" EAST A DISTANCE OF 483.79 FEET TO THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN A DOCUMENT RECORDED MARCH 23, 2012 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 3831170;

THENCE SOUTH 08°29'23" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 116.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 339,065 SQUARE FEET (7.78387 ACRES), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 6,829,658 SQ. FT. (156.78736 ACRES) MORE OR LESS

LEGAL DESCRIPTION CONT:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 44°34'27" WEST A DISTANCE OF 42.38 FEET TO A POINT ON A LINE BEING 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 7 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2502152 (SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED).

THENCE SOUTH 00°29'41" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 758.81 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2502152;

THENCE SOUTH 12°10'26" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 6.88 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN 50.00 FOOT WIDE DITCH PARCEL DESCRIBED IN A DOCUMENT RECORDED DECEMBER 20, 1880 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT BOOK 61 AT PAGE 164.

THENCE WESTERLY AND NORTHERLY, ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID DITCH PARCEL, THE FOLLOWING ELEVEN COURSES:

1. THENCE NORTH 67°28'48" WEST A DISTANCE OF 228.31 FEET TO A 575.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
2. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°50'35", AN ARC DISTANCE OF 329.60 FEET;
3. THENCE SOUTH 79°40'30" WEST A DISTANCE OF 294.87 FEET;
4. THENCE SOUTH 77°11'24" WEST A DISTANCE OF 214.63 FEET;
5. THENCE SOUTH 74°41'14" WEST A DISTANCE OF 127.29 FEET;
6. THENCE SOUTH 73°56'17" WEST A DISTANCE OF 64.14 FEET;
7. THENCE SOUTH 80°39'00" WEST, A DISTANCE OF 123.80 FEET TO A 47.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
8. THENCE NORTHWESTERLY, ALONG SAID THROUGH A CENTRAL ANGLE OF 97°55'10" AN ARC DISTANCE OF 80.33 FEET;
9. THENCE NORTH 01°25'12" WEST A DISTANCE OF 155.38 FEET;
10. THENCE NORTH 00°42'57" EAST A DISTANCE OF 225.38 FEET;
11. THENCE NORTH 00°45'24" EAST A DISTANCE OF 381.55 FEET TO A LINE BEING 30 FEET SOUTHERLY OF AND PARALLEL WITH THE PREVIOUSLY CITED NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 8 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED OCTOBER 14, 1889 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 66 AT PAGE 273.

THENCE NORTH 80°38'36" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 1,383.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 982,676 SQUARE FEET (22.55914 ACRES), MORE OR LESS.

ALSO EXCEPTING THEREFROM:
(EXCEPTION PARCEL 2)

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 MONUMENTED ON THE EAST END OF SAID LINE BY A FOUND 3/4 INCH REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "LS 14097 1994" AND ON THE WEST END BY A FOUND REBAR WITH A 2 INCH ALUMINUM CAP RELEGIBLY STAMPED, ASSUMED TO BEAR NORTH 89°35'52" EAST, A DISTANCE OF 2163.35 FEET.

EXHIBIT B
TO PETITION FOR ANNEXATION

Legal Description of that Portion of the Property Owned by Petitioner

A portion of the East 1/2 of Section 21, Township 1 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado. Basis of Bearings: Assuming the South line of the Southeast corner of Section 21, Township 1 North, Range 68 West of the 6th Principal Meridian, as monumented by a No. 6 Rebar with a 2 inch aluminum cap marked "LS 25937 1995" at the Southeast corner of said Section 21 and a No. 6 Rebar with a 3 1/4 inch aluminum cap marked "LS 13155 1998" at the South 1/4 corner of said Section 21 to bear South 89°23'58" West, a distance of 2684.63 feet with all bearings contained herein relative thereto.

Beginning at the Southeast corner of said Section 21: Thence South 89°23'58" West along said South line of the Southeast 1/4 of Section 21 a distance of 2,684.63 feet to the South 1/4 corner of said Section 21; Thence North 00°16'05" West along the West line of the Southeast 1/4 of said Section 21 a distance of 1,426.59 feet to the Northerly line of said 50 foot wide Ditch Parcel as described in Book 63 at Page 464 and the Point of Beginning; Thence North 00°16'05" West continuing along said West line of the Southeast 1/4 of Section 21 a distance of 1,223.81 feet to the Center 1/4 corner of Section 21;

Thence North 00°16'06" West along the West line of the Northeast 1/4 of Section 21 a distance of 2,649.86 feet to the North 1/4 corner of Section 21; Thence North 89°38'36" East along the North line of the Northeast 1/4 of said Section 21 a distance of 1,250.37 feet to the Westerly line of said 50 foot wide Ditch Parcel as described in Book 63 at Page 464; Thence along the Westerly and Southerly line of said ditch the following eleven (11) courses:

- 1.) South 00°49'26" West a distance of 411.56 feet;
- 2.) South 00°42'57" West a distance of 225.38 feet;
- 3.) South 01°25'12" East a distance of 155.38 feet to a point of curve;
- 4.) Along the arc of a tangent curve to the left, having a central angle of 97°55'18", a radius of 47.00 feet and an arc length of 80.33 feet;
- 5.) North 80°39'30" East a distance of 123.80 feet;
- 6.) North 73°56'17" East a distance of 64.14 feet;
- 7.) North 74°41'14" East a distance of 127.29 feet;
- 8.) North 77°11'24" East a distance of 214.63 feet;
- 9.) North 79°40'39" East a distance of 294.87 feet to a point of curve;
- 10.) Along the arc of a tangent curve to the right, having a central angle of 32°50'33", a radius of 575.00 feet and an arc length of 329.60 feet;
- 11.) South 67°28'48" East a distance of 260.91 feet to the East line of the Northeast 1/4 of said Section 21;

Thence South 00°29'40" East along said East line of the Northeast 1/4 of Section 21 a distance of 471.43 feet to the Northerly line of a Parcel conveyed to Left Hand Water District as described at Reception No. 3833970; Thence South 89°30'19" West along said Northerly line a distance of 530.00 feet to the Northwest corner of said Parcel; Thence South 00°29'41" East along the Westerly line of said Parcel a distance of 680.00 feet to the Southwest corner of said Parcel; Thence North 89°30'19" East along the Southerly line of said Parcel a distance of 530.00 feet to said East line of the Northeast 1/4 of Section 21;

Thence South 00°29'40" East along said East line of the Northeast 1/4 of Section 21 a distance of

90.15 feet to said Northerly line of the 50 foot wide Ditch Parcel as described in Book 63 at Page 464; Thence along said Northerly line the following thirty two (32) courses:

- 1.) South $51^{\circ}26'38''$ West a distance of 109.05 feet to a point of curve;
- 2.) Along the arc of a tangent curve to the right, having a central angle of $31^{\circ}10'54''$, a radius of 375.00 feet and an arc length of 204.08 feet;
- 3.) South $82^{\circ}37'33''$ West a distance of 226.27 feet to a point of curve;
- 4.) Along the arc of a tangent curve to the right, having a central angle of $13^{\circ}34'39''$, a radius of 525.00 feet and an arc length of 124.41 feet;
- 5.) North $83^{\circ}47'48''$ West a distance of 212.21 feet to a point of curve;
- 6.) Along the arc of a tangent curve to the left, having a central angle of $20^{\circ}51'49''$, a radius of 565.00 feet and an arc length of 205.74 feet;
- 7.) South $75^{\circ}20'23''$ West a distance of 6.27 feet to a point of curve;
- 8.) Along the arc of a tangent curve to the left, having a central angle of $22^{\circ}53'26''$, a radius of 225.00 feet and an arc length of 89.89 feet;
- 9.) South $52^{\circ}26'57''$ West a distance of 22.72 feet to a point of curve;
- 10.) Along the arc of a tangent curve to the left, having a central angle of $46^{\circ}45'36''$, a radius of 165.00 feet and an arc length of 134.66 feet;
- 11.) South $05^{\circ}41'21''$ West a distance of 106.91 feet;
- 12.) South $01^{\circ}41'27''$ West a distance of 92.68 feet;
- 13.) South $01^{\circ}00'54''$ West a distance of 269.23 feet to a point of curve;
- 14.) Along the arc of a tangent curve to the right, having a central angle of $09^{\circ}38'04''$, a radius of 1,075.00 feet and an arc length of 180.76 feet;
- 15.) South $10^{\circ}38'58''$ West a distance of 50.93 feet to a point of curve;
- 16.) Along the arc of a tangent curve to the right, having a central angle of $05^{\circ}50'26''$, a radius of 1,225.00 feet and an arc length of 124.87 feet;
- 17.) South $16^{\circ}29'24''$ West a distance of 29.52 feet to a point of curve;
- 18.) Along the arc of a tangent curve to the right, having a central angle of $45^{\circ}35'42''$, a radius of 235.00 feet and an arc length of 187.01 feet;
- 19.) South $62^{\circ}05'05''$ West a distance of 52.47 feet;
- 20.) South $57^{\circ}50'12''$ West a distance of 48.87 feet to a point of curve;
- 21.) Along the arc of a tangent curve to the left, having a central angle of $24^{\circ}38'29''$, a radius of 150.00 feet and an arc length of 64.51 feet;
- 22.) South $33^{\circ}11'43''$ West a distance of 111.15 feet to a point of curve;
- 23.) Along the arc of a tangent curve to the right, having a central angle of $36^{\circ}47'55''$, a radius of 200.00 feet and an arc length of 128.45 feet;
- 24.) South $69^{\circ}59'39''$ West a distance of 171.86 feet to a point of curve;
- 25.) Along the arc of a tangent curve to the left, having a central angle of $12^{\circ}52'09''$, a radius of 925.00 feet and an arc length of 207.76 feet;
- 26.) South $57^{\circ}07'30''$ West a distance of 139.10 feet to a point of curve;
- 27.) Along the arc of a tangent curve to the right, having a central angle of $21^{\circ}33'51''$, a radius of 200.00 feet and an arc length of 75.27 feet;
- 28.) South $78^{\circ}41'20''$ West a distance of 119.10 feet to a point of curve;
- 29.) Along the arc of a tangent curve to the right, having a central angle of $33^{\circ}20'04''$, a radius of 145.00 feet and an arc length of 84.36 feet;
- 30.) North $67^{\circ}58'36''$ West a distance of 47.24 feet to a point of curve;
- 31.) Along the arc of a tangent curve to the left, having a central angle of $35^{\circ}56'55''$, a radius of

275.00 feet and an arc length of 172.54 feet;

32.) South $76^{\circ}04'29''$ West a distance of 23.27 feet to the Point of beginning,

EXCEPTING therefrom that Parcel of land dedicated to Weld County as a Public Highway in that Deed of Dedication recorded July 22, 1996 at Reception No. 2502152,

SUBJECT to the rights-of-way for County Road Numbers 7 and 8 as described in Book 86 at Page 273,

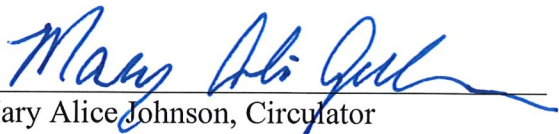
County of Weld, State of Colorado.

EXHIBIT C
TO PETITION FOR ANNEXATION

Affidavit of Circulator

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

That the undersigned was the circulator of the foregoing Petition for Annexation of lands to the Town of Erie, Colorado, consisting of 11 pages, including this page, and that the signature of the petitioner thereon was witnessed by the circulator and is the true and original signature of the person whose name it purports to be, and that the date of such signature is correct.


Mary Alice Johnson, Circulator

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 11th day of October, 2019, by Mary Alice Johnson.

Witness my hand and official seal.

My commission expires




Notary Public