

**CITY OF RIFLE, COLORADO  
ORDINANCE NO. 18  
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ANNEXING TO  
THE CITY OF RIFLE, COLORADO CERTAIN REAL PROPERTY KNOWN  
AS THE HIGHWAY 6 AND SWALLOW LANE ANNEXATION.

WHEREAS, in February 2023, Caerus Piceance, LLC (“Petitioner”) filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Highway 6 and Swallow Lane Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council, by Resolution No. 18, Series of 2023, found Petitioner’s annexation petition to be in substantial compliance with the requirements of Municipal Annexation Act of 1965, C.R.S. §31-12-107(1), as amended, and specified that the City Council would hold a hearing on the proposed annexation of the Property at its regular meeting on August 16, 2023; and

WHEREAS, pursuant to C.R.S. §§31-12-108 to -110, the City Council on August 16, 2023, held a duly-noticed public hearing to consider the proposed annexation of the Property; and

WHEREAS, notice of such hearing was published on July 13, 20, 27, and August 3, 2023 in the *Citizen Telegram* newspaper; and

WHEREAS, the City Council, by Resolution No. 23, Series of 2023, set forth its Findings of Fact, Determinations and Conclusions with regard to annexation of the Property to the City, which findings, determinations, and conclusions are incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The annexation to the City of the real property described on Exhibit A is hereby approved, subject to the recording of this Ordinance and the Annexation Map with the Garfield County Clerk and Recorder, and such real property will thereby be annexed to and made a part of the City of Rifle, subject to the terms and conditions of that certain Annexation Agreement which is also hereby approved. If the Annexation Map, this Ordinance, and the Annexation Agreement are not recorded by September 5, 2024, the approval of the annexation shall expire.

2. Upon notice from Petitioner or Petitioner’s successors or assigns, the City Clerk of the City of Rifle, Colorado, on behalf of the City shall:

- A. File one (1) copy of the Annexation Map and the original of this Annexation Ordinance in the office of the City Clerk of the City of Rifle, Colorado;
- B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Map, containing a legal description of the Property, with the County Clerk and Recorder of Garfield County, Colorado, with directions to the Garfield County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue;
- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Garfield County, Colorado;
- D. File for recording the original Annexation Agreement; and
- E. Prior to filing or recording any of the foregoing, update the Annexation Map and Annexation Agreement to reflect the then-current owner of the Property.

INTRODUCED on August 16, 2023, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado held on September 6, 2023, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF RIFLE, COLORADO

BY \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

A PORTION OF A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NW 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 94 WEST, 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF SAID SECTION 13 AND ADJACENT SECTIONS 14, 23 AND 24 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°59'00" WEST 1050.30 FEET; THENCE NORTH 65°18'12" EAST 508.35 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 09°13'49" WEST 1111.23 FEET; THENCE NORTH 63°00'00" EAST 1252.91 FEET; THENCE SOUTH 27°56'43" EAST 1122.78 FEET; THENCE SOUTH 65°18'12" WEST 1611.75 FEET TO THE TRUE POINT OF BEGINNING CONTAINING APPROXIMATELY 35.952± ACRES.

ALSO KNOWN AS PARCEL A, AS RECORDED CAERUS EXEMPTION PLAT AT RECEPTION NO. 982842, GARFIELD COUNTY CLERK AND RECORDER'S OFFICE.