

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 776**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE
FINAL PLAT FOR THE “AMENDED PLAT OF PRAIRIE HILLS SUBDIVISION
FILING NO. 1.”**

WHEREAS, Thomas Ames, TCA construction, 4151 Indian Creek Road, Loveland, CO 80538, hereinafter known as the “Developer” has submitted a Final Plat of those certain lands within the Town of Mead, Colorado, to be known as the “Amended Plat of Prairie Hills Subdivision Filing No. 1”, under the authority provided by “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*,”; and

WHEREAS, the Amended Plat of Prairie Hills Subdivision Filing No. 1, prepared by Paul Hernandez, a registered professional land surveyor in the State of Colorado, dated June 12, 2015, and attached hereto as Exhibit A, has been reviewed by the town staff and given final approval in accordance with Section 16-4-80 of the *Mead Municipal Code*; and

WHEREAS, the Board of Trustees of the Town of Mead has found the Final Plat to be complete and that good and sufficient reason has been shown to be present to justify the platting of the property; and

WHEREAS, the Board of Trustees has determined that the proposed Final Plat of the Amended Plat of Prairie Hills Subdivision Filing No. 1, is compatible with the adjacent land uses, that it conforms with the requirements and standards established in “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*,” and that it preserves the health, safety, welfare and interests of the citizens of the Town of Mead, Colorado:

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Colorado, that:

Section 1. That property owned by Thomas Ames, TCA construction, 4151 Indian Creek Road, Loveland, CO 80538, identified as the “Amended Plat of Prairie Hills Subdivision Filing No. 1” and described in “Appendix A” attached and made a part hereof is now granted Final Plat approval in accordance with the provisions of “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*,” except as specifically amended herein.”

Section 2. The property is platted in accordance with the Final Plat and the dedications thereon and other documentation pertaining to the plat of said property presented by the Developer and approved by the Mead Board of Trustees, and the same are incorporated by reference thereto in this Ordinance. The plat shall not affect the Developer’s commitments made in the Annexation Agreement and the Memorandum of Agreement for Public Improvements, except as specifically amended herein.

Section 3. The signatures on the plat map and this platting ordinance and the recording of the same shall be withheld until a Site Plan Agreement is completed and accepted by the Town.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this


ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

Section 6. 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.

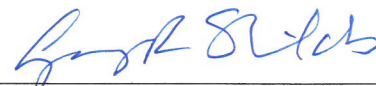
Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 13th DAY OF July, 2015.

ATTEST:

By 
Linda Blackston, CMC, Town Clerk

TOWN OF MEAD

By 
Gary Shields, Mayor



AMENDED PLAT OF PRAIRIE HILLS SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, WELD COUNTY, COLORADO.

DEDICATION: BY THESE PRESENTS THAT THOMAS C. AMES, BEING THE SOLE OWNER OF CERTAIN LOTS IN MEAD, COLORADO, HEREBY HAS CHANGED SAID LOTS TO BE PLATTED INTO LOTS, BLOCKS, TRAILS, STREETS, ALLEYS, DRIVEWAYS, AND OTHER DEVICES TO THE PUBLIC SUCH AS PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC PARKS, AND OTHER DEVICES TO BE USED BY THE PUBLIC. SAID LOTS, BLOCKS, TRAILS, STREETS, ALLEYS, DRIVEWAYS, AND OTHER DEVICES ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE USED BY THE PUBLIC FOR THE PURPOSES SHOWN ON THE ATTACHED PLAT. THE PUBLIC RIGHTS OF WAY, PUBLIC STREETS, ALLEYS, DRIVEWAYS, AND OTHER DEVICES ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE USED BY THE PUBLIC FOR THE PURPOSES SHOWN ON THE ATTACHED PLAT. THE PUBLIC RIGHTS OF WAY, PUBLIC STREETS, ALLEYS, DRIVEWAYS, AND OTHER DEVICES ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE USED BY THE PUBLIC FOR THE PURPOSES SHOWN ON THE ATTACHED PLAT. THE PUBLIC RIGHTS OF WAY, PUBLIC STREETS, ALLEYS, DRIVEWAYS, AND OTHER DEVICES ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE USED BY THE PUBLIC FOR THE PURPOSES SHOWN ON THE ATTACHED PLAT.

LEGAL DESCRIPTION: SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, WELD COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, PRAIRIE HILLS SUBDIVISION PLAT NO. 1, MEAD, COLORADO.

THIS CERTAIN PARCEL OF LAND CONTAINS 14.197 ACRES MORE OR LESS.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL TO THIS PLAT OF THE 24th DAY OF JUNE 2015.

THOMAS C. AMES
 My Commission Expires: 06/24/2017
 COUNTY OF WELD, CO.

MY COMMISSION EXPIRES: 06/24/2017
 WITNESSES BY HAND AND OFFICIAL SEAL: [Signature] NOTARY PUBLIC, WELD COUNTY, COLORADO

SURVEYOR'S CERTIFICATE:
 I, JAMES R. HENNING, LICENSED SURVEYOR, NO. 10001, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT AND LEGAL DESCRIPTION WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO.



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:
 THE BOARD OF TRUSTEES OF THE PRAIRIE HILLS SUBDIVISION, BEING THE BOARD OF TRUSTEES OF WELD COUNTY, COLORADO, HAS REVIEWED AND APPROVED THIS PLAT AND LEGAL DESCRIPTION.

NO. 10001, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT AND LEGAL DESCRIPTION WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE NECESSARY TO MAINTAIN THE CONSTRUCTION OF SAID IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES.

THIS ACCEPTANCE OF THE PLAT DOES NOT GUARANTEE THAT THE SOLE CONSTRUCTION OF DRAINAGE, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

RECORDED AND FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT MEAD, COLORADO, ON THE 24th DAY OF JUNE 2015.

COUNTY CLERK AND RECORDER DEPUTY FEES

NOTICE: RECORDED AND FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT MEAD, COLORADO, ON THE 24th DAY OF JUNE 2015.

NOTICE: THE LOCAL UNITS IN PREPARING THIS PLAT ARE U.S. SURVEY FEET.

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