

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 7-R-2005**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF  
LIBERTY RANCH FILING 1, ADOPTING CERTAIN FINDINGS OF FACT AND  
CONCLUSIONS FAVORABLE TO THE FINAL PLAT.**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, on Monday, April 25, 2005, reviewed the application of Centex Homes, 10333 E. Dry Creek Road #300, Englewood, CO 80112, for the Final Plat of the following real property; to wit:

A parcel of land being a portion of the northeast quarter of Section 28, Township 3 North, Range 68 West, of the 6th Principal Meridian, in the Town of Mead, County of Weld, State of Colorado, being more particularly described as in Appendix A.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

**Section 1. Findings of Fact.**

- a. The applicant's application and supporting documents are in substantial compliance with "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. The Final Plat application was submitted within twelve months of the approval of the Preliminary Plat.
- c. The Final Plat is in general conformance with the Preliminary Plat including those modifications or conditions specified by the Board of Trustees.
- d. The Final Plat is compatible with adjacent land uses and conforms with the requirements and standards established in "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- e. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been prepared, or will be completed prior to the recording of the Final Plat.
- f. The Final Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Mead, Colorado.

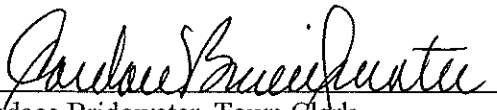
**Section 2. Conclusions and Order Approving the Final Plat of the Liberty Ranch Filing 1.**

- a. That the proposed Liberty Ranch Filing 1 complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. That a detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.

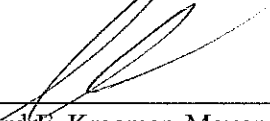
- c. The developer shall be required to submit designs for a high-quality, attractive, and low maintenance perimeter fence for the subdivision to the Board of Trustees for review and approval.
- d. The Developer shall execute a surface use agreement with Encana Oil & Gas Inc.
- e. That the proposed Final Plat of the Liberty Ranch Filing 1, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 25<sup>th</sup> DAY OF April, 2005.

ATTEST:

By   
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By   
Richard E. Kraemer, Mayor

## APPENDIX A

### Liberty Ranch Filing 1

#### Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN THE TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 28, SOUTH 00°05'08" EAST 64.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 66, A VARIABLE WIDTH RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°05'08" EAST 2587.46 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER, NORTH 89°01'14" EAST 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°05'08" WEST 35.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°06'22" AN ARC LENGTH OF 23.33 FEET; THENCE TANGENT TO SAID CURVE, NORTH 89°01'14" EAST 35.76 FEET;

THENCE NORTH 00°58'46" WEST 68.00 FEET

THENCE NORTH 89°01'14" EAST 151.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 166.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°19'34" AN ARC LENGTH OF 99.45 FEET;

THENCE NORTH 49°39'49" WEST 121.86 FEET; THENCE NORTH 35°14'16" WEST 159.21 FEET;

THENCE NORTH 14°19'41" WEST 159.21 FEET; THENCE NORTH 00°05'08" WEST 76.41 FEET;

THENCE NORTH 89°54'52" EAST 274.00 FEET; THENCE NORTH 00°05'08" WEST 175.00 FEET;

THENCE NORTH 89°54'52" EAST 171.00 FEET;

THENCE NORTH 00°05'08" WEST 13.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 00°05'08" WEST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°05'08" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°05'08" WEST 95.00 FEET;

THENCE NORTH 89°54'52" EAST 508.80 FEET;

THENCE NORTH 00°05'08" WEST 857.45 FEET;

THENCE NORTH 89°37'13" EAST 201.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 148.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°55'09"EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'05" AN ARC LENGTH OF 45.72 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°22'47" WEST 57.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°37'13" EAST 17.00 FEET;

THENCE NORTH 00°22'47" WEST 459.00 FEET;

THENCE NORTH 89°37'13" EAST 83.00 FEET;

THENCE NORTH 00°22'47" WEST 235.52 FEET;

THENCE NORTH 84°43'28" EAST 577.34 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°01'28" WEST 663.69 FEET TO SAID SOUTHERLY RIGHT-OF-WAY

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

1) SOUTH 84°43'43" WEST 434.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11505.00 FEET;

2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'44" AN ARC LENGTH OF 859.20 FEET TO THE POINT OF BEGINNING .

CONTAINING 52.227 ACRES (2,275,000 SQ. FT), MORE OR LESS.