

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 33-R-2005**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF THE  
HIGHLAND LAKE ESTATES SUBDIVISION, 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, November 14, 2005, reviewed the application of Highland Lake Estates LLC, 348 Morning Star Lane, Lafayette, CO 80026, for the Final Plat of the following real property, to wit:

A tract of land located in the S1/2 of Section 5, T3N, R68W of the 6th PM, County of Weld, State of Colorado, as more precisely described in Exhibit 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 Town has received a negative referral from the School District based on the development exceeding the School District's 125% benchmark capacity policy.
- g. 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 Highland Lake Estates Subdivision.**

- a. That the proposed Highland Lake Estates subdivision 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. Approval of the Final plat is subject to the following conditions:
- (1) Approval of the final plat by the Mountain View Fire Protection District.
  - (2) The developer provide notification to home buyers regarding the Town's right to farm policy, including the agricultural operation of the Bang- A-Way gun club.
  - (3) Individual septic disposal systems must be approved by the Town Engineer and the Weld County Health Department.
  - (4) The Developer is required to create a western entrance to the subdivision from WCR 36 that does not utilize the existing access easement on the western boundary of the property.
  - (5) The Developer is to work with the school district to determine the appropriate location for a school bus shelter to be built by the Developer and maintained by the homeowners association.
  - (6) In accordance with the intent of Town of Mead Resolution No. 26-R-2004, the Developer shall agree to participate in the St. Vrain Valley School District's Voluntary Capital Mitigation policy.
  - (7) The open spaces (outlots A, B and F) are to be dedicated to public use and maintained by the homeowners association.
- d. The proposed Final Plat of the Highland Lake Estates subdivision, subject to the above conditions, should be granted approval.

**INTRODUCED, READ, PASSED, AND SIGNED THIS 14<sup>th</sup> DAY OF November , 2005.**

**ATTEST:**

By   
Candace Bridgwater, Town Clerk

**TOWN OF MEAD**

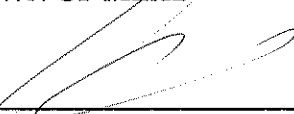
By   
Richard E. Kraemer, Mayor

Exhibit A

HIGHLAND LAKE ESTATES

Legal Description:

A tract of land located in the S1/2 of Section 5, T3N, R68W of the 6th PM, County of Weld, State of Colorado, described as follows:

BEGINNING at the S1/4 Corner of said Section 5, from which the Southwest Corner of said Section 5 bears N89°52'15"W, 2624.70 feet (Basis of Bearing);

Thence S89°56'51"E, 602.11 feet along the South Line of the SE1/4 of said Section 5 to the Easterly Line of Parcel B conveyed to Leonard A. Hergenreter & Geraldine S. Hergenreter as described in Warranty Deed recorded April 25, 1991, in Book 1297 as Reception No. 2248203 of the records of Weld County, Colorado.

The following courses and distances are along the Easterly Line of said Parcel B and along the Easterly Line of Parcel A as described in said Book 1297 as Reception No. 2248203;

Thence N00°52'23"E, 194.33 feet; Thence N23°11'13' W, 254.28 feet; Thence N26°46'01 "W, 285.71 feet; Thence N07°42'36"W, 510.04 feet; Thence N07°46'19"E, 580.91 feet; Thence N12°43'20"W, 519.00 feet;

Thence N14°28'41"W, 394.54 feet to the North Line of the SE1/4 of said Section 5;

Thence leaving the Easterly Line of said Parcel A, S89°59'26"W, 165.18 feet along the North Line of the SE1/4 of said Section 5 to the C1/4 Corner of said Section 5;

Thence S89°58'28' W, 1460.06 feet along the North Line of the SW1/4 of said Section 5 to the Westerly Line of said Parcel A;

Thence S00°00'38"W, 922.73 feet along the Westerly Line said Parcel A to an Angle Point thereof; Thence N61°21'41"E, 81.75 feet along the Southerly Line of said Parcel A to an Angle Point thereof; Thence S89°51'37"E, 902.60 feet along the Southerly Line of said Parcel A to an Angle Point thereof;

Thence S00°08'23"W, 1764.35 feet along the Westerly Line said Parcel A and along the Westerly Line of said Parcel B to the South Line of the SW1/4 of said Section 5;

Thence S89°52'15"E, 481.89 feet along the South Line of the SW1/4 said Section 5, to the S114 Corner of said Section 5 and the POINT OF BEGINNING.

Said tract containing 71.559 acres, more or less.