

**TOWN OF MEAD
RESOLUTION NO. 10-R-01**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF LOT 10A
AND LOT 10B, FOSTER RIDGE BUSINESS PARK, 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, May 14, 2001, reviewed the application of LAJ 2000, L.L.C., 2695 W. Eisenhower Blvd., Suite 220, Loveland Colorado 80538, for the Final Plat of the following real property; to wit:

Lot 10A and Lot 10B, Foster Ridge Business Park, Mead, Weld County,
Colorado, as more precisely described in Appendix A, attached hereto.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD,
COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact.

- a. The Board of Trustees at their regular meeting on April 30, 2001, authorized the consideration of this lot division as a "land use change of minor impact," for it to be processed administratively, and for it to require no review by the Planning Commission or the Board of Trustees, in accordance with the provisions of Section 16-3-30 of the *Mead Municipal Code*.
- b. The lot division has been reviewed as provided for by Section 16-3-30 of the *Mead Municipal Code* and determined to be complete and sufficient for approval of the requested Final Plat.
- c. The applicant's application and supporting documents are in substantial compliance with "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- 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 is in place for the Foster Ridge Business Park and a separate MOAPI will not be required for this division of Lot 10.
- 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 Lot 10 A and Lot 10 B, Foster Ridge Business Park.

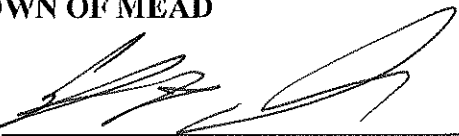
- a. The proposed division of Lot 10, Foster Ridge Business Park complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been is in place for the Foster Ridge Business Park and a separate MOAPI will not be required for this division of Lot 10.
- c. The proposed Final Plat of Lot 10A and Lot 10B, Foster Ridge Business Park, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 14th DAY OF May, 2001.

ATTEST:

TOWN OF MEAD

By Judy Hegwood
Judy Hegwood, Town Clerk

By 
Keith A. Goshia, Mayor

Appendix A

LOT 10A, FOSTER RIDGE BUSINESS PARK

LEGAL DESCRIPTION

A PORTION OF LOT 10, FOSTER RIDGE BUSINESS PARK SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 88°26'53" EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 232.10 FEET; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 88°26'53" WEST, A DISTANCE OF 168.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE 32.22 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 43°57'15", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°28'16" WEST, 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°26'54" WEST, A DISTANCE OF 22.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE 14.92 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 45°00'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°56'53" WEST, 14.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE 14.92 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 44°59'59", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°03'07" EAST, 14.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°33'06" EAST, A DISTANCE OF 22.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE 32.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 44°59'59", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°03'07" EAST, 32.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 48.91 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88°26'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 65.67 FEET; THENCE NORTH 01°33'07" WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 326.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE 24.86 FEET ALONG THE WEST LINE OF SAID LOT 10 AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 3°51'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°22'23" EAST, 24.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°17'53" EAST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 15.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 49,023 SQUARE FEET, 1.125 ACRES, MORE OR LESS.

LOT 10B, FOSTER RIDGE BUSINESS PARK

LEGAL DESCRIPTION

LOT 10, FOSTER RIDGE BUSINESS PARK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 10, FOSTER RIDGE BUSINESS PARK SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 88°26'53" EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 232.10 FEET; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 88°26'53" WEST, A DISTANCE OF 168.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE 32.22 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 43°57'15", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°28'16" WEST, 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°26'54" WEST, A DISTANCE OF 22.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE 14.92 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 45°00'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°56'53" WEST, 14.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE 14.92 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 44°59'59", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°03'07" EAST, 14.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°33'06" EAST, A DISTANCE OF 22.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE 32.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 44°59'59", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°03'07" EAST, 32.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°33'07" EAST, A DISTANCE OF 48.91 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88°26'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 65.67 FEET; THENCE NORTH 01°33'07" WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 326.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

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