

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 811**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE
FINAL PLAT FOR THE MEAD VILLAGE SUBDIVISION FILING NO. 1.**

WHEREAS, the Weld Development Company, LLC, 200 West Hampden Ave, Suite 201, Englewood, CO 80110, 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 Mead Village Subdivision Filing No. 1, under the authority provided by the *Mead Municipal Code*; and

WHEREAS, Sec. 16-4-70, of the *Mead Municipal Code* authorizes administrative staff review and approval of Final Plats, with confirmation by the Board of Trustees through the adoption of an ordinance approving the final plat and authorization the recording of the ordinance and plat.

WHEREAS, the Board of Trustees has determined by Resolution No. 42-R-2016 duly adopted and approved on the 8th day of August, 2016, that the proposed Final Plat of Mead Village Subdivision Filing No. 1, is compatible with the adjacent land uses, that it conforms with the requirements and standards established in 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 Weld Development Company, LLC, 200 West Hampden Ave, Suite 201, Englewood, CO 80110, identified as the “Mead Village Subdivision Filing No. 1” and whose legal description is described in “Appendix A,” attached and made a part hereof, is hereby granted Final Plat approval in accordance with the provisions 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 Subdivision Improvement Agreement (SIA), except as specifically amended herein.

Section 3. A detailed Subdivision Improvement Agreement (SIA) has been prepared and reviewed by Staff. The SIA is hereby approved by the Board of Trustees in conjunction with the approval of the Final Plat.

Section 4. The approval is subject to the following conditions:

- a. An Agreement with the Highland Ditch Company shall be provided with the submittal of the Final Plat for Filing #2, for future work to be completed within the Highland Ditch Company easement.
- b. The Developer shall submit a corrected and signed Final Plat, Construction Plans and

Appendix A

FINAL PLAT OF MEAD VILLAGE SUBDIVISION FILING NO. 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 89°13'47" EAST FOR A DISTANCE OF 529.38 FEET;
THENCE SOUTH 0°34'11" EAST FOR A DISTANCE OF 699.89 FEET;
THENCE NORTH 89°25'28" EAST FOR A DISTANCE OF 1482.44 FEET;
THENCE SOUTH 20°28'45" WEST FOR A DISTANCE OF 1013.94 FEET;
THENCE NORTH 49°59'6" WEST FOR A DISTANCE OF 132.11 FEET;
THENCE NORTH 43°8'31" EAST FOR A DISTANCE OF 10.71 FEET;
THENCE NORTH 32°20'5" EAST FOR A DISTANCE OF 86.91 FEET;
THENCE NORTH 19°44'56" EAST FOR A DISTANCE OF 86.97 FEET;
THENCE NORTH 7°30'16" EAST FOR A DISTANCE OF 87.10 FEET;
THENCE NORTH 1°26'0" WEST FOR A DISTANCE OF 197.39 FEET;
THENCE SOUTH 88°34'00" WEST FOR A DISTANCE OF 108.96 FEET;
THENCE NORTH 1°6'22" WEST FOR A DISTANCE OF 95.30 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 44.57 FEET, HAVING A RADIUS OF 166.95 FEET, A CENTRAL ANGLE OF 15°17'47" AND WHOSE CHORD BEARS NORTH 5°36'36" EAST FOR A DISTANCE OF 44.44 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 211.36 FEET, HAVING A RADIUS OF 101.96 FEET, A CENTRAL ANGLE OF 118°46'27" AND WHOSE CHORD BEARS NORTH 46°7'44" WEST FOR A DISTANCE OF 175.49 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 41.40 FEET, HAVING A RADIUS OF 164.60 FEET, A CENTRAL ANGLE OF 14°24'36" AND WHOSE CHORD BEARS SOUTH 81°41'20" WEST FOR A DISTANCE OF 41.29 FEET;
THENCE SOUTH 88°53'38" WEST FOR A DISTANCE OF 22.18 FEET;
THENCE NORTH 1°6'22" WEST FOR A DISTANCE OF 110.00 FEET;
THENCE SOUTH 88°53'38" WEST FOR A DISTANCE OF 572.96 FEET;
THENCE SOUTH 83°48'57" WEST FOR A DISTANCE OF 66.74 FEET;
THENCE SOUTH 73°39'34" WEST FOR A DISTANCE OF 66.74 FEET;
THENCE SOUTH 63°30'11" WEST FOR A DISTANCE OF 66.74 FEET;
THENCE SOUTH 53°20'48" WEST FOR A DISTANCE OF 66.74 FEET;
THENCE SOUTH 41°43'54" EAST FOR A DISTANCE OF 110.00 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 19.61 FEET, HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 04°12'32" AND WHOSE CHORD BEARS SOUTH 46°9'50" WEST FOR A DISTANCE OF 19.61 FEET;
THENCE SOUTH 44°3'34" WEST FOR A DISTANCE OF 561.72 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 108.94 FEET, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89°10'16" AND WHOSE CHORD BEARS SOUTH 88°38'42" WEST FOR A DISTANCE OF 98.28 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 248.00 FEET, HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 38°49'22" AND WHOSE CHORD BEARS NORTH 27°21'28" WEST FOR A DISTANCE OF 243.28 FEET;
THENCE SOUTH 86°25'42" WEST FOR A DISTANCE OF 68.17 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 21.99 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°59'29" AND WHOSE CHORD BEARS NORTH 49°15'20" WEST FOR A DISTANCE OF 20.07 FEET;
THENCE SOUTH 88°44'55" WEST FOR A DISTANCE OF 122.30 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 20.94 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°00'00" AND WHOSE CHORD BEARS SOUTH 48°44'55" WEST FOR A DISTANCE OF 19.28 FEET;
THENCE SOUTH 8°44'55" WEST FOR A DISTANCE OF 13.80 FEET;
THENCE NORTH 81°15'5" WEST FOR A DISTANCE OF 54.00 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 26.18 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 100°00'00" AND WHOSE CHORD BEARS NORTH 41°15'5" WEST FOR A DISTANCE OF 22.98 FEET;
THENCE SOUTH 88°44'55" WEST FOR A DISTANCE OF 13.41 FEET;

THENCE NORTH 85°32'27" WEST FOR A DISTANCE OF 40.20 FEET;
THENCE SOUTH 88°44'55" WEST FOR A DISTANCE OF 65.28 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 173.75 FEET, HAVING A RADIUS OF 273.00 FEET, A CENTRAL ANGLE OF 36°27'54" AND WHOSE CHORD BEARS SOUTH 70°30'58" WEST FOR A DISTANCE OF 170.83 FEET;
THENCE SOUTH 52°17'1" WEST FOR A DISTANCE OF 85.78 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 23.56 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND WHOSE CHORD BEARS SOUTH 7°17'1" WEST FOR A DISTANCE OF 21.21 FEET;
THENCE SOUTH 52°17'1" WEST FOR A DISTANCE OF 54.00 FEET;
THENCE NORTH 37°48'47" WEST FOR A DISTANCE OF 44.42 FEET;
THENCE SOUTH 51°25'28" WEST FOR A DISTANCE OF 109.94 FEET;
THENCE NORTH 37°42'59" WEST FOR A DISTANCE OF 192.52 FEET;
THENCE NORTH 17°21'11" WEST FOR A DISTANCE OF 131.17 FEET;
THENCE NORTH 6°41'27" WEST FOR A DISTANCE OF 118.37 FEET;
THENCE NORTH 1°21'35" WEST FOR A DISTANCE OF 57.96 FEET;
THENCE SOUTH 88°38'25" WEST FOR A DISTANCE OF 110.00 FEET;
THENCE NORTH 1°21'35" WEST FOR A DISTANCE OF 61.51 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 137.39 FEET, HAVING A RADIUS OF 223.00 FEET, A CENTRAL ANGLE OF 35°18'04" AND WHOSE CHORD BEARS NORTH 16°17'27" EAST FOR A DISTANCE OF 135.23 FEET;
THENCE NORTH 56°3'31" WEST FOR A DISTANCE OF 54.00 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 21.40 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 81°43'49" AND WHOSE CHORD BEARS NORTH 6°55'25" WEST FOR A DISTANCE OF 19.63 FEET;
THENCE NORTH 47°47'20" WEST FOR A DISTANCE OF 91.96 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 229.33 FEET, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 46°25'45" AND WHOSE CHORD BEARS NORTH 24°34'27" WEST FOR A DISTANCE OF 223.10 FEET;
THENCE NORTH 1°21'35" WEST FOR A DISTANCE OF 255.61 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND WHOSE CHORD BEARS NORTH 46°21'35" WEST FOR A DISTANCE OF 35.36 FEET;
THENCE NORTH 1°21'35" WEST FOR A DISTANCE OF 50.00 FEET;
THENCE NORTH 88°38'25" EAST FOR A DISTANCE OF 1287.52 FEET, TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 52.413 ACRES (2,283,130.719 SQUARE FEET) MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

relevant supporting documents for staff review and approval prior to recording.

Section 5. The Mayor and Town Clerk are authorized to affix their signatures on the Final Plat map, this platting ordinance and the SIA and record the same with the Weld County Clerk and Recorder.

Section 6. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 7. 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.

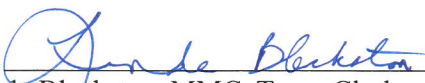
Section 8. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 9. 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 8th
DAY OF August, 2016.

ATTEST:

TOWN OF MEAD

By 
Linda Blackston, MMC, Town Clerk

By 
Gary R. Shields, Mayor

