

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 962**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING
THE INITIAL ZONING FOR SEKICH BUSINESS PARK ENCLAVE
ANNEXATION NOS. 1 AND 2 AS LIGHT INDUSTRIAL (LI) AND
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MEAD**

WHEREAS, the Town of Mead has completed annexation proceedings under C.R.S. § 31-12-106(1) for certain real property generally described as Sekich Business Park Enclave Annexation No. 1 (consisting of 10.21 acres, more or less) and Sekich Business Park Enclave Annexation No. 2 (consisting of 10.87 acres more or less) (together, the “Property”); and

WHEREAS, a legal description of the Property is set forth on **Exhibit 1** attached hereto; and

WHEREAS, on Monday, March 8, 2021, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance Nos. 953 and 954 approving the annexation of the Property into the Town of Mead; and

WHEREAS, the annexation maps corresponding to the Property were recorded with the Weld County Clerk and Recorder on April 27, 2021, at Reception No. 4708827 (Enclave Annexation No. 1) and on April 27, 2021, at Reception No. 4708829 (Enclave Annexation No. 2); and

WHEREAS, State law requires that Town zoning be assigned to the Property within 90 days of annexation; and

WHEREAS, at a public hearing held on June 14, 2021 (“Public Hearing”), the Board of Trustees considered establishing the initial zoning for the Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* (“MMC”); and

WHEREAS, specifically, the Board of Trustees considered rezoning the Property from Weld County Planned Unit Development (PUD) to Town of Mead Light Industrial (LI) under the Town’s Land Use Code as specifically shown in the Sekich Business Park Enclave Annexation No. 1 Zoning Map and Sekich Business Park Enclave Annexation No. 2 Zoning Map, both attached hereto as **Exhibit 2** (together, the “Zoning Map”); and

WHEREAS, the proposed Light Industrial (LI) initial zoning conforms with the Town’s 2018 Comprehensive Plan, which designates the Property for light industrial uses; and

WHEREAS, the Town’s Planning Commission (“Planning Commission”) considered the proposed initial zoning of the Property at a duly noticed public hearing held on Wednesday, May 19, 2021, and adopted Resolution 04-PC-2021 setting forth its favorable recommendation following the conclusion of the May 19th public hearing, which resolution has been forwarded to the Board of Trustees; and

WHEREAS, public notice has been properly given of the proposed initial zoning of the Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

WHEREAS, at the Public Hearing held before the Board of Trustees, evidence and testimony were presented to the Board of Trustees concerning the proposed initial zoning of the Property, being Light Industrial (LI); and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the property owner(s), any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Maps, the annexation maps, and the staff files and reports of the Town's Planning Director or planning department pertaining to this staff-initiated establishment of initial zoning and the annexation proceedings pertaining to the Property; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed zoning of the Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

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

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Initial Zoning of Property Approved. The Board of Trustees establishes the initial zoning of the Property in the Town of Mead as Light Industrial (LI) under the Town's Land Use Code, as specifically shown in the Zoning Map attached hereto as **Exhibit 2**.

Section 3. Direction to Town Staff. In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Property's LI district zoning. Town Staff is directed to change the zoning of the Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Property established by this Ordinance. The Town Clerk is instructed to record the Zoning Map for the Property in the real property records of Weld County, Colorado following the date on which the Planning Director and Town Engineer have made any technical corrections to the Zoning Map to conform the same to all applicable requirements of the Land Use Code or otherwise requested by the Planning Director and Town Engineer.

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 part, section, subsection, sentence, clause or phrase is 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.

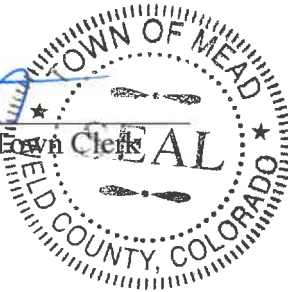
Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 14TH DAY OF JUNE, 2021.

ATTEST:

TOWN OF MEAD:

By: 
Mary E. Strutt, MMC, Town Clerk



By: 
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description

Sekich Business Park Enclave Annexation No. 1

LOT 4, BLOCK 1, SEKICH BUSINESS PARK RECORDED WITH WELD COUNTY ON AUGUST 22, 1991 AT RECEPTION NO. 0222444

AND

LOT 1, BLOCK 1, SEKICH BUSINESS PARK RECORDED WITH WELD COUNTY ON AUGUST 19, 1992 AT RECEPTION NO. 02300611, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JULY 13, 2000 AT RECEPTION NO. 2780391, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO BEAR NORTH 89°26'54" EAST, A DISTANCE OF 2619.86 FEET, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "L.P.I. T3N R68W 1/4 S22 S23 2013 PLS 23521" IN RANGE BOX AT THE WEST 1/4 CORNER OF SAID SECTION 23 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "WELD COUNTY T3N R68W C 1/4 S23 2001 PLS 23520" IN RANGE BOX AT THE CENTER 1/4 CORNER OF SAID SECTION 23, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 00°36'55" EAST, A DISTANCE OF 20.06 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°23'05" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 4 BLOCK 1 SEKICH BUSINESS PARK, RECORDED WITH WELD COUNTY ON AUGUST 22, 1991 AT RECEPTION NO. 0222444 AND THE SOUTHWEST CORNER OF SEKICH BUSINESS PARK ANNEXATION RECORDED WITH WELD COUNTY ON NOVEMBER 12, 1991 AT RECEPTION NO. 2268955 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE COMMON LINE OF SAID LOT 4 BLOCK 1 AND SEKICH BUSINESS PARK ANNEXATION THE FOLLOWING FIVE (5) COURSES;

- 1) NORTH 89°26'54" EAST, A DISTANCE OF 646.16 FEET;
- 2) THENCE SOUTH 84°11'33" EAST, A DISTANCE OF 72.86 FEET;
- 3) THENCE SOUTH 51°26'34" EAST, A DISTANCE OF 40.52 FEET;
- 4) THENCE SOUTH 76°59'56" EAST, A DISTANCE OF 55.46 FEET;

5) THENCE SOUTH 69°00'12" EAST, A DISTANCE OF 58.81 FEET TO THE NORTHWEST CORNER OF LOT 6 OF LOTS 6-15 BLOCK 1 SEKICH BUSINESS PARK, RECORDED WITH WELD COUNTY ON NOVEMBER 10, 1993 AT RECEPTION NO. 02359036; THENCE ALONG THE WEST LINE OF SAID LOT 6 THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 00°39'27" EAST, A DISTANCE OF 185.98 FEET;
- 2) THENCE SOUTH 48°45'03" EAST, A DISTANCE OF 26.92 FEET;
- 3) THENCE SOUTH 00°36'10" EAST, A DISTANCE OF 345.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MULLIGAN DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY SOUTH 89°23'50" WEST, A DISTANCE OF 59.99 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 PARCEL 2, SEKICH BUSINESS PARK ANNEXATION NO. 5, RECORDED WITH WELD COUNTY ON MAY 3, 2008 AT RECEPTION NO. 3384720; THENCE ALONG THE EAST, NORTH AND WEST LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 00°36'10" WEST, A DISTANCE OF 319.09 FEET;
- 2) THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 273.00 FEET;
- 3) THENCE SOUTH 00°36'09" EAST, A DISTANCE OF 319.22 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF MULLIGAN DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°23'50" WEST, A DISTANCE OF 545.67 FEET TO THE SOUTHWEST CORNER OF LOT 1, SEKICH BUSINESS PARK, RECORDED WITH WELD COUNTY ON AUGUST 19, 1992 AT RECEPTION NO. 02300611 SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25 FRONTAGE ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°36'55" WEST, A DISTANCE OF 319.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 1 SEKICH BUSINESS PARK; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE; NORTH 00°36'55" WEST, A DISTANCE OF 299.37 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 444,784 SQ. FT. OR 10.21 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Sekich Business Park Enclave Annexation No. 2

LOT 2, BLOCK 3, SEKICH BUSINESS PARK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION BEARS

SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST 1327.34 FEET, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 42 MINUTES 56 SECONDS EAST 1114.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 319.50 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 58 SECONDS EAST 272.68 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 319.50 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 56 SECONDS WEST 272.68 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

AND

LOT 4, BLOCK 2, SEKICH BUSINESS PARK, AS AMENDED BY AMENDMENT S-220 FINAL PLAT, BLOCK 2, SEKICH BUSINESS PARK, RECORDED OCTOBER 8, 2007 AT RECEPTION NO. 3509239, COUNTY OF WELD, STATE OF COLORADO

AND

LOT 2, BLOCK 2, SEKICH BUSINESS PARK, COUNTY OF WELD, STATE OF COLORADO

AND

LOT 1, BLOCK 2, SEKICH BUSINESS PARK, COUNTY OF WELD, STATE OF COLORADO
DESCRIBED AS: THAT PORTION OF BLOCK 2 OF SEKICH BUSINESS PARK LOCATED IN THE SW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:
CONSIDERING THE SOUTH LINE OF SECTION 23 AS BEARING S 89° 24' 50" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 23, THENCE ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 23, S 89° 24' 50" W, 1269.23 FEET;
THENCE N 0° 16' 59" E, 874.79 FEET; THENCE N 89° 42' 07" E, 60.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EAST LINE OF MEAD STREET; THENCE ALONG SAID EAST LINE N 0° 16' 59" E, 301.68 FEET; THENCE N 89° 42' 07" E, 288.80 FEET; THENCE S 0° 16' 59" W, 301.68 FEET; THENCE S 89° 42' 07" W, 288.80 FEET TO THE TRUE POINT OF BEGINNING.

AND

LOT 1, BLOCK 3, SEKICH BUSINESS PARK, COUNTY OF WELD, STATE OF COLORADO,

THE EXTERIOR BOUNDS OF THE ABOVE PARCELS BEING THE BOUNDARY OF THIS ANNEXATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO BEAR SOUTH 01°05'30" EAST, A DISTANCE OF 2649.02 FEET, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "WELD COUNTY T3N R68W C 1/4 S23 2001 PLS 23520" IN RANGE BOX AT THE CENTER 1/4 CORNER OF SAID SECTION 23 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP, "MICHAEL HASCALL T3N R68W 1/4 S23 S23 1994 PLS 23500" IN RANGE BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, SOUTH 89°05'38" WEST, A DISTANCE OF 1208.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MEAD STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'35" WEST, A DISTANCE OF 872.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 6, 2013 AT RECEPTION NO. 3938183, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'35" WEST, A DISTANCE OF 447.70 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°23'50" WEST, A DISTANCE OF 332.68 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, SEKICH BUSINESS PARK AS DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON SEPTEMBER 24, 2015 AT RECEPTION NO. 4144975; THENCE ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF LOT 1 BLOCK 3 SEKICH BUSINESS PARK CORRECTION PLAT RECORDED WITH WELD COUNTY ON SEPTEMBER 6, 1989 AT RECEPTION NO. 02191116, NORTH 00°01'35" WEST, A DISTANCE OF 639.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF MULLIGAN DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°23'50" EAST, A DISTANCE OF 621.48 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 2, SEKICH BUSINESS PARK, RECORDED WITH WELD COUNTY ON APRIL, 19, 1983 AT RECEPTION NO. 01923948; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°02'15" EAST, A DISTANCE OF 1086.63 FEET ALONG THE EAST LINE OF SAID LOT 2 AND ALONG THE EAST LINE OF LOT 4, AMENDMENT S-220 FINAL PLAT BLOCK 2, SEKICH BUSINESS PARK RECORDED WITH WELD COUNTY ON OCTOBER 8, 2007 AT RECEPTION NO. 3509239 AND ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, SEKICH BUSINESS PARK TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, SOUTH 89°22'56" WEST, A DISTANCE OF 289.01 FEET. MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTIONS OF MEAD STREET AND HILLTOP ROAD ALREADY ANNEXED INTO THE TOWN OF MEAD BY SEKICH BUSINESS PARK ANNEXATION NO. 2 TO THE TOWN OF MEAD, RECORDED WITH WELD COUNTY ON NOVEMBER 12, 1991 AT RECEPTION NO. 02268960.

THUS DESCRIBED TRACT CONTAINS 473,713 SQ. FT. OR 10.87 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Exhibit 2

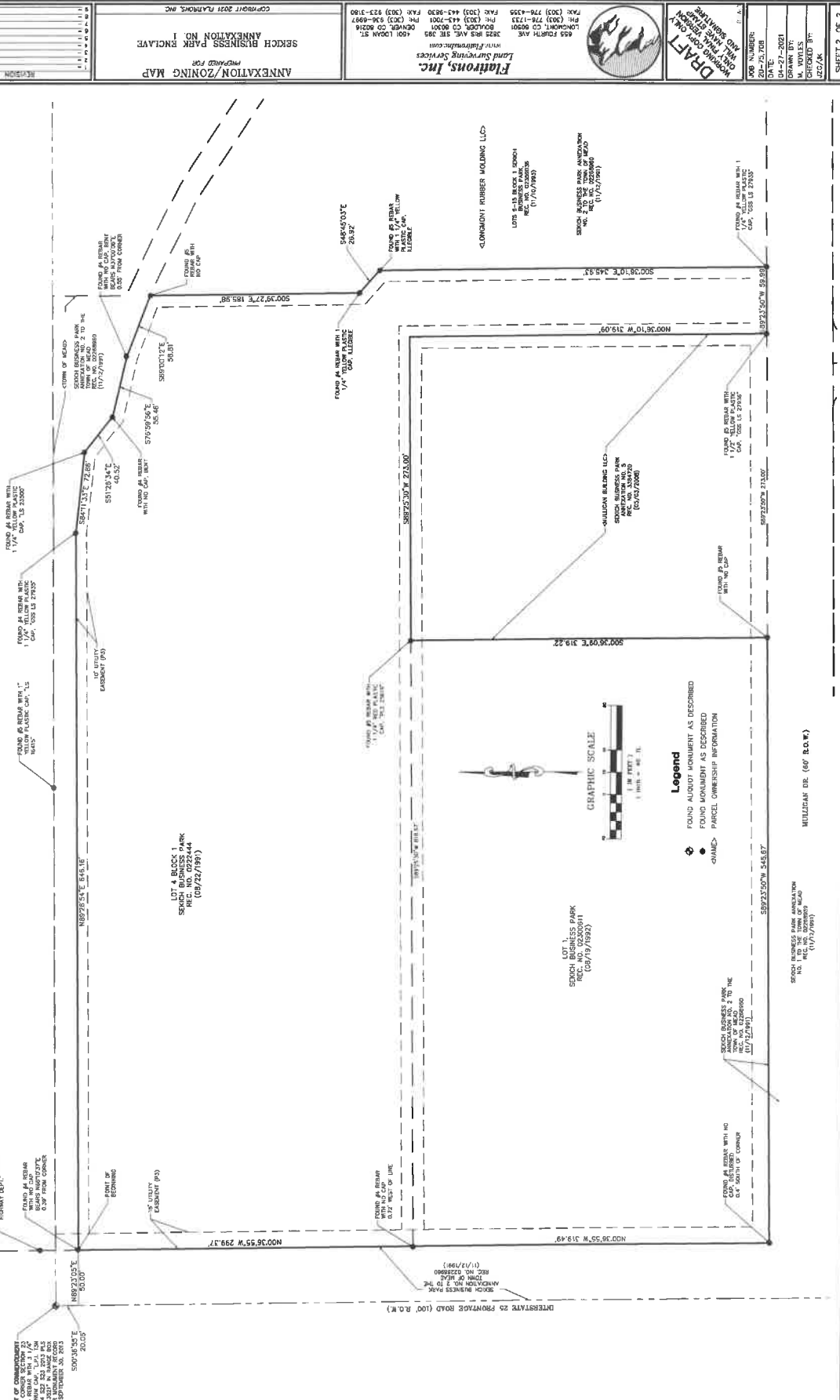
Zoning Maps

**[SEKICH BUSINESS PARK ENCLAVE ANNEXATION NO. 1 ZONING MAP and SEKICH
BUSINESS PARK ENCLAVE ANNEXATION NO. 2 ZONING MAP]**

[Attached.]

SEKICH BUSINESS PARK ENCLAVE ANNEXATION NO. 1 ZONING MAP

LOT 4, BLOCK 1, AND A PORTION OF LOT 1, BLOCK 1, SEKICH BUSINESS PARK,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., MEAD, COLORADO
CHANGE IN ZONING FROM PLANNED UNIT DEVELOPMENT (PUD) IN WELD
COUNTY TO (LJ) LIGHT INDUSTRIAL IN THE TOWN OF MEAD
SHEET 2 OF 2



ANNEXATION/ZONING MAP
 PREPARED FOR
 SEKICH ANNEXATION NO. 1

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FLATIRON, Inc.
 Land Surveying Services

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 BOULDER, CO 80501
 PH: (303) 443-7001
 FAX: (303) 443-3630

Level Surveying.com

SEKICH ANNEXATION NO. 1
 PREPARED FOR

FLATIRON, Inc.
 Land Surveying Services

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 BOULDER, CO 80501
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 FAX: (303) 443-3630

ANNEXATION/ZONING MAP

DRAFT

PROJECT NO. 2021-001

DATE:

BY: JTS/KK

CHECKED BY:

DATE:

SCALE:

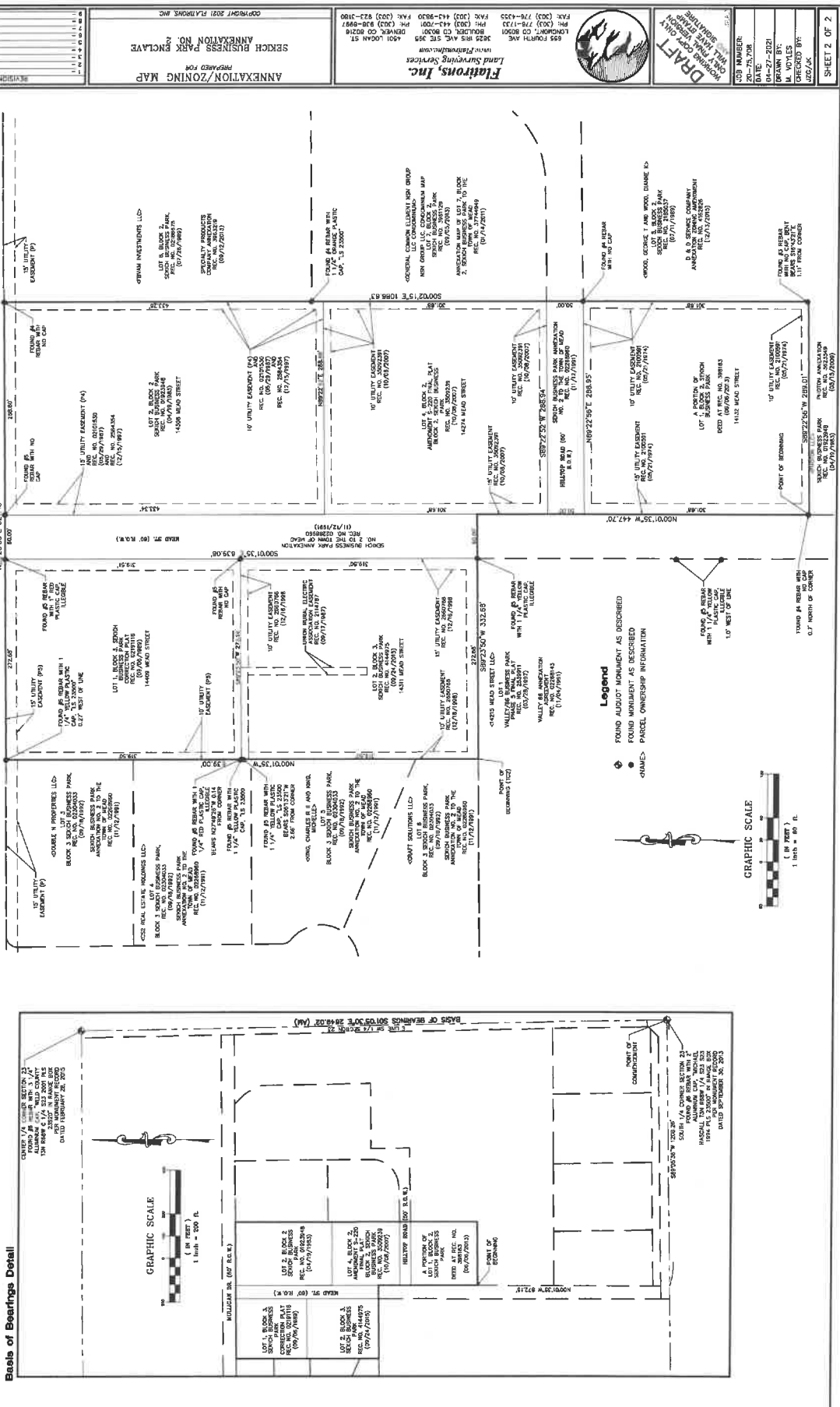
SHEET 2 OF 2

SEKICH BUSINESS PARK ENCLAVE ANNEXATION NO. 2 ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M. MEAD, COLORADO
CHANGE IN ZONING FROM PLANNED UNIT DEVELOPMENT (PUD) IN WELD COUNTY TO (LL) LIGHT INDUSTRIAL IN THE TOWN OF MEAD

SHEET 2 OF 2

<p style="text-align: center;">ANNEXATION/ZONING MAP PREPARED FOR SEKICH BUSINESS PARK ENCLAVE ANNEXATION NO. 2 COPRIGHT 2021 PLANNING INC.</p>	<p style="text-align: center;">Flatrons, Inc. Land Surveying Services 3225 IRIS AVE. DENVER, CO 80209 PH: (303) 442-0901 FAX: (303) 774-4325</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> DRAFT WORKING COPY NOT FOR CONSTRUCTION DATE: 12/27/2021 DRAWN BY: M. VOYLES CHECKED BY: J. B. JOHNSON </div> <p style="font-size: small; margin-top: 5px;">JOB NUMBER: 19-017-25 DATE: 01-17-2021 DRAWN BY: M. VOYLES CHECKED BY: J. B. JOHNSON</p>
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Basis of Bearings Detail

OWNER 1/4 CORNER SECTION 23 FOUND AS REAR DRIVE WITH 1' PLASTIC CAP AND 1' CONCRETIZED CURB, 0.27' WEST OF LINE. DATED SURVEYED JULY 2013

SOUTH 1/4 CORNER SECTION 23 FOUND AS REAR DRIVE WITH 1' PLASTIC CAP AND 1' CONCRETIZED CURB, 0.27' WEST OF LINE. DATED SURVEYED JULY 2013

GRAPHIC SCALE
1 inch = 80 ft.