TOWN OF MEAD, COLORADO PLANNING COMMISSION RESOLUTION NO. 06-PC-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE POSTLE ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)

WHEREAS, by petition for annexation submitted to the Town of Mead by Postle Properties III, LLC (the "Annexation Petition") annexation proceedings have been initiated for certain real property generally described as the Postle Annexation, consisting of a total of 293 acres more or less, and which is described in Exhibit 1 attached hereto (the "Subject Property"); and

WHEREAS, a copy of the Annexation Petition and Annexation Map have been distributed to the Planning Commission; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town's zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, Town staff has initiated rezoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agriculture (AG) to Light Industrial (LI) as more particularly shown and set forth in the "POSTLE PROPERTIES – ANNEXATION ZONING MAP" a copy of which is attached to this Resolution as Exhibit 2 (the "Proposed Zoning Map"); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* ("MMC"), the Planning Commission held a duly noticed public hearing on <u>August 18, 2021</u> to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the August 18, 2021 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI), as specifically shown in the Proposed Zoning Map,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property without modifications or conditions, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map.

Section 3. The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) has been satisfied; specifically an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2021.

ATTEST:

TOWN OF MEAN PLANNING

COMMISS

Jeannine Reed Secretary

Rwan Sword, Chairman

Exhibits:

EXHIBIT 1 – Legal Description of Subject Property

EXHIBIT 2 – Proposed Zoning Map

Exhibit 1 Legal Description Postle Annexation

PARCEL ONE:

THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM, A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 50.00 FEET TO THE TRUE POINT OF BEGINNING:

THENCE EAST ALONG SAID NORTH LINE 500.00 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET;

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 500.00 FEET;

THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JANUARY 10, 1995 AT RECEPTION NOS. 2422395 AND 2422396, COUNTY OF WELD, STATE OF COLORADO

PARCEL TWO:

THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL THREE:

THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 587 AT RECEPTION NO. 1509095,

AND EXCEPT LOT A OF RECORDED EXEMPTION NO. 1052 DESCRIBED IN WARRANTY DEED RECORDED JANUARY 15, 1988 AT RECEPTION NO. 2128111,

EXCEPT A TRACT OF LAND DESCRIBED IN DEED RECORDED JANUARY 31, 1992 AT RECEPTION NO. 2276746, AND

EXCEPT THOSE CERTAIN PARCELS OF LAND CONVEYED IN WARRANTY DEED RECORDED JULY 13, 2005 AT RECEPTION NO. 3302868,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL FOUR:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 11 TO BEAR S89°35'25"W, AND WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 11;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 THE FOLLOWING TWO (2) COURSES:

- 1. N89°25'35"E 657.29 FEET;
- 2. THENCE N89°29'35"E 657.29 FEET;

THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11

THE FOLLOWING TWO COURSES:

- 1. S00°18'48"E 662.14 FEET:
- 2. THENCE S00°18'48"E 662.14 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 S89°30'34"W 15.38 FEET:

THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 N00°08'23"E 20.94 FEET;

THENCE S89°23'44"W 623.36 FEET TO THE EAST SIDE OF TRACT "A" LAND SURVEY PLAT; THENCE ALONG SAID TRACT "A" THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 00°18'48"W 794.32 FEET;
- 2. THENCE S88°47'27"W 672.74 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11:
- 3. THENCE ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 11 N00°34'53"W

518.31 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

(NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE ABOVE-DESCRIBED LAND IS TAX PARCEL NO. 120711000091)

PARCEL FIVE:

INTENTIONALLY REMOVED

PARCEL SIX:

THE MCKAY LAKE WHICH IS A PARCEL OF LAND SITUATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COVERED BY WHAT IS KNOWN AS THE "PARKER LAKE", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 345.00 FEET;

THENCE \$89°10;00W 450.00 FEET;

THENCE \$44°10'00"W 300.00 FEET;

THENCE S89°10'00"W 150.00 FEET;

THENCE \$25°30'00"W 388.32 FEET TO THE SOUTH LINE OF SAID SECTION 2;

THENCE N89°10'00"E 1,023.82 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL SEVEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS \$89°10'00"W 303.00 FEET;

THENCE LEAVING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 N00°19'57"W 575.00 FEET;

THENCE N57°43'03E 287.95 FEET;

THENCE \$86°12'57"E 328.87 FEET;

THENCE \$89°10'00"W 136.53 FEET;

THENCE \$44°10'00"W 300.00 FEET;

THENCE S21°40'00"W 150.00 FEET;

THENCE S25°30'00"W 388.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2;

THENCE \$89°10'00"W 0.16 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL EIGHT:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 293.61 FEET TO THE POINT OF BEGINNING;

THENCE N32°17'57"W 25.37 FEET;

THENCE N86°12'57"W 320.93 FEET;

THENCE N89°10'00"E 313.47 FEET;

THENCE \$23°20'00"E 51.39 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL NINE:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 293.61 FEET;

THENCE S32°17'57"E 220.72 FEET;

THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL TEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N89°10'00"E 7.64 FEET;

THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 2 COURSES:

1. N00°37'12"W 663.15 FEET;

2. THENCE N86°20'36"W 132.09 FEET;

THENCE \$23°20'00"E 24.06 FEET;

THENCE S32°17'57"E 220.72 FEET;

THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL ELEVEN:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 7;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°10'02" WEST, A DISTANCE OF 252.45 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°33'26" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°10'02" EAST, A DISTANCE OF 252.60 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 7;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°16'01" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWELVE:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 10, NORTH 00°36'49" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 89°09'58" EAST, A DISTANCE OF 1319.43 FEET;
- 2. NORTH 89°35'25" EAST, A DISTANCE OF 190.46 FEET:

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 02°15'49" EAST, A DISTANCE OF 30.02 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 89°35'25" WEST, A DISTANCE OF 191.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
- 2. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°09'58" WEST, A DISTANCE OF 1319.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 293.574 ACRES, (12,788,087 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Exhibit 2 POSTLE PROPERTIES – ANNEXATION ZONING MAP (attached)

- ANNEXATION TO THE TOWN OF MEAD, WELD COUNTY, COLORADO POSTLE PROPERTIES

1505/9/8

TT SMA

ZONING AMENDMENT MAP

LOCATED IN SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF MEAD, WELD COUNTY, COLORADO

SHEET 1 OF 2

TOTAL AREA =12,787,881 S.F., OR 293.569 AC., WORE OR LESS

CERTIFICATE OF OWNERSHIP

THE UNICOSIGNED IS THE OTHER OF CRITINI LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLORS, EXIGET FUBLIC INSITS—OF—WAY

PARCOLS OF LAND BEING A PORTION OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHP 3 WORTH, BANGE 68 MEST OF SITH PRINCIPAL MENDIAN, COLARTY OF HELD, STATE OF COLORACO, BEING MONE PARTICULARLY DESCRIBED AS FOLLOWS.

IRRICE ALAMS SAD NATH-BRAY DIDISON AND THE RESTRUCK SCHIBARKY OF SAD DEDIFIDININ. 1844, SOCIHI CICTIĞAF EAST, A DETANICE OF SASAH FETTI DE NATHMERSINEV COMININ OF AMBUED LOTA A R. B RECOGODI DEJAFIDAI NO. 1207—11⊸1 AMRE—2003 AS RECOGODIA AT RESPIRAN NO. 329918, III SAD REXONOS. THOUS ALONG THE WISHDAY BOUNDARY OF SAID ANDIGOD LOT A & B RECIDIOD DIGGETON NO, 1907—11—1 AMRE-3003 THE FOLLDMAG THO (2) COUNSISS HENCE MORTH OUTTHS WEST, A DISTANCE OF 20.00 FEET TO THE HORTHENLY PRINTING -WILLD COUNTY ROAD 38 AND THE BENCE OF PERMISSION. ALONG SAD NORTHORY RIGHT-OF-WIX, NOTHI 6625/E. EAST, A DISTANCE OF 180.46 FEET TO THE MORTHORY DITINGSHOW OF THE MOLDHORY OF THE RELIDINGS OF odnesizer, at the worth quarter cosher of sud section 11 and considerate the vest une of the morthesit guarter of sud Section 11 to bear south occasive East, a distance of susagn feet, with all bearnes contrard heading herefor

I) SOUTH SOTH JET EAST, A DISTANCE OF 413.28 FEET,

INDIC CONTINUO AJAND TRE SOUR-RAY DOLANDATI DE SAND REDORDE DESENTINI NO. 1307-11-1-RF 1922 AND TRE SOUTHWESTERY DETREGORDE NO RECORDED THE TRE CONTINUELY REPUEBLE—NEY OF SILVE TRETITAR ANALYSE, SOUTH PASSET, NEW TO THE CASTERY REPUEBLE AND OF RETEXTINE 23 AS RECORDED AT RECORDED AND 1937/38, IN SUID RECORDED. TREATE ALGO THE SOUTHER'S BOUNDARY OF SAO RECORDED DESPITION NO. 1207—11—145, 1002, BEING CONCENDED WITH THE MORNINGLY WHIT-CAP-WIN OF REAT WESTERN DALMAY AS RECORDED IN BOOK 254 AT PAIRE BY, HIS BEDERING, METITRLY ALANG SAID CLIFF, THRUSH A CONCENDED. METITRLY ALANG SAID CLIFF, THRUSH A CONCENDED. ndici alago and eastern ribin-ge-brin, achth acberza" webt, a destage ge biern eid hee eastern regil-ge-brin ge Nithetae 28 ag descredo on coot regil-ge-brin descredor frol RG. 7007-8 and ALSO descredo on coot placa frou na 359-fy 2) SOTH WITH CF ALCOHOLD GO ANN DET TO THE SOUNDESSTAND COROLD OF RECORDED EXCHANGE THE COLOR AND THE THESE TEST AND THE COLOR AND THE CERRONIC OF THE COLOR AND THE COLOR тивисе алака баю влатель якит—се-ики, моета базават, а възгалсе оf тивлов геет то так воштивал всилевалу ог талг Ингранту Ded Recorded at Resetton на, сеодтор МЕНСЕ АДМО ТИЕ SOUTHERLY, EASTERLY AND MORTHERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THRIE (3) COURSES.

1) NORTH BOYD'OZ" EAST, A DISTANCE OF 40B.OT PEET,

3 SOUTH BIYDEY WEST, A DETWANE OF MEADEN THEY TO WE EASTING WEBLEGF-MAY OF INTERESTINE 24, THOSE EALEDS SAD EASTINGA WIRST-OF-MRY, MORIN COSTON WEST, A DISTANCE OF JACK THEY TO THE METHORITY REST-OF-MAY OF CORMIT THOSE 244. 2) HORTH GOSS'16" WEST, A DISTANCE OF 438,64 FEET,

THENCE ALCHG SAD NORTHERLY FRONT-OF-WAY, NORTH BOYOUZ" EAST, A DISTANCE OF 232.60 FEET

THENCE DEPARTMENS AND HIGHT-EALY MOHIT-CH-WAY, MORTH COTOURT WENT, A DISTANCE OF BAGOS FEET; THENCE HORTH STACKAGE EAST, A DISTANCE OF 287.60 FEET;

SOUTH METSTOS" EAST, A DISTANCE OF 328,88 FEET,

THENCE NORTH BROOK'S6" EAST, A DISTANCE OF 313.40 FEET,

THENCE BOUTH 2310'43" EAST, A DISTANCE OF 27.43 PEET:

TIBNES SOUTH GOOD'N'S EAST, A DETINNE OF BEALLY FEET TO THE WRITHENLY REAFFILE-WAY OF COUNTY ROJE 34; TREMES ALDNE BAD HERPERLY WORTH-OF-WHY, NINTH SENDEDS EAST, A DETINNE OF 1318.44 FEET TO THE EMBEL OF MENNING NO AN AREA OF 124,524 ACRES, (5,424,270 SQUARE FEET), MORE OR LESS. THEMOE SOUTH BETGZS EAST, A DISTANCE OF 132.17 FEET.

From December 1, vol. (As) Establishes the States Machanifur and "The defon-capability out upons the funde and shrift of the fire the description of the fire the fire the description of the fire the fire the fire the description of the fire the fire the fire the description of the firether description of the

TALS-DESCRIBED ZOAND AMPROVED WAR CONTANS 22,399 ACRS. 12,757,581 SOURTE FEET, MORE OF LESS, TOGETHER WITH AND SUBJECT TO ALL EASTHENTS AND RICHTS-OF—WAY EXCRIMO AND/OR OF PUBLIC FECTORS. h Withers Weizedf, 1 have horblindo set my hang and seal this ... day of . Postie properties d, lle

STATE OF COLORADO

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AY COMMISSION EXPRES

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edaters at the East glanter comet of sad scrink in and considerin the rest use of the activities of sad scrink In to bear south organizate, a distance of abarab feet, with all bearings contained herein respects. hence along the east une of the southeast quarter of soo section 11, south goostoo' east, a distance of 1334,78 feet to the South batterith conner between sad section 11 and section 12 THÈNCE ALONG THE SOUTH LAIR. OF NORTHEAST CALANTRY OF THE SOUTHEAST CALANTERS OF SAID SECTION 11, SOUTH 69/12/30" NEST, A DISTANCE OF 1317/28 FEET TO THE SOUTHEAST SOUTHEAST SOUTHEAST SOUTHEAST SAID SECTION 11. here along the south line of the mathhest quater of the southeast quater of sad section 11, south besséh, west, a Jesuage of 6,33 feet

HENCE DEPARTING SAID SOUTH LINE, NORTH 00'00'12" EAST, A DISTANCE OF 20,00 FEET,

hidhee south 805kion" eest, a destance of 8228; peet to the Westerly Boundary of lof 4, block 1, ratebook wiced use final plat Na Ferdenda at Reighton no, 464631; in San Records.

THENCE ALONG THE EASTERLY AND HORTHERLY BOUNDARY OF SAID LOT 4, THE PIELDWING THO (2) COURSES.

2) SOUTH 89723'Z3" WEST, A DISTANCE OF 673,08 FEET, 1) NORTH DOYN'23" WEST, A DISTANCE OF 784.18 FEET,

HENCE NONTH OOTH'SK" WEST, A DISTANCE OF BOBLIZ PEET

phene, north octable, nebt. a dibenate of 1278,82 feet to the southers, right-of-way of great western raliany as pecasoed in souther 187, in sad records.

THENTS ALDE SAD SATHERLY REST-CG-BIYN THE FOLLORING THE CI) COURSES. I VIZTH YEAR! YEAR A DETAUC OF SAALZ FEET TO THE BEGINNING OF A TAMEDIT CHINE CONCINE HORTHISTIDIAY HANNO A RADUM OF VIZTH PETTY.

2) NOTITICASTERLY ALDIG SAID CLIME THROUGH A CENTRAL MADE OF 2124/05", AN ARC LENGTH OF 884.39 FEET TO THE SOUTHERLY INDIANY OF THAT FARCE OF LAND AS DESCRIBED AT RECOFTEM NG. 1508/056, IN 840 FECOROG.

DEPARTING SAID BOUTHERLY INCHT-OT-NAY, NORTH TOYZ'28" EAST, A DISTANCE OF BALAI FEET THENCE ALONG SAID BOUTHERLY BOLNOARY THE FOLLOWING TWO (2) COURSESS

DOUR INVYSE EAST, A DEFINACE OF ASAS PEET TO THE MORTHERLY BOUNDARY OF THAT WARMENTY OFED RECORDED AT RECEPTION NO.

TENE ALANO THE HOTHERLY AND NESTERLY BOLINDARY OF SAID WARBAITY DEED THE FIZICINING FIVE (8) COUNTERS.) 1) SOUTH 7058 AN" WEST, A DISTAICE OF 322A FEET;

3) SOUTH JET SON" EAST, A DISTANCE OF 22.53 FEET; 2) SOUTH 117216" EAST, A DETANCE OF 82.99 PEET,

4) SOUTH BY18'54" EAST, A DISTANCE OF 20,53 FEET,

S) MOTTH BOTA'SO. BAST, A DISTANCE OF 24.05 FEET TO SAID SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND AS DESIGNED AT RECEPTION NO. 1508/054. HENCE ALDNO SALD SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES.

1) NORTH 7012'11" EAST, A DISTANCE OF 140.04 FEET,

3) WORTH 7055721" EAST, A DISTANCE OF SA2.35 FEET TO THE EAST LINE OF THE HIGHLEAST QUARTER OF SAID SECTION 11; hence along sad east line, south oftgen of east, a distance of 2140.35 feet to the <mark>Point of Even</mark> 2) MORTH COT7'14" EAST, A DISTANCE OF 119,27 PEET.

ncath and south parcels contabong a coadbast area of 201,500 acres, (12,700,500 square peet), none on less CONTINING AM ANEA OF 169,045 ACRES, (7,363,602 ISOUARE FRET), MOSE OR LESS.

BURVEYOR'S CERTIFICATE

skalm g. Lee, a Liconsod professional land suppey of in the state of cologolog, do hereby centry that the zoring Manguent wap shown horeday is a correct dedaration of the above described paras, of land.



VOTA MICH ATTEST:

SHAIN D. LEE, LICONED PROFESSIONAL LAND SURVEYOR COLORADO PLAS, NO. 38158 "OR AND ON BEHALF OF AZTEC CONSLITANTS, INC.

DECEMBER AND STATES OF THE STA

WIND APP RETIN OF OLDSOLD HOND OF UNDERSOLD OF AMERICAN, PRESENTAL AMERICANS AND RESIDENCY. UND STREPTION OF AMERICAN AM



ENERAL NOTES

- FOR CAS, 30-61-108, "AL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAY ANY LLS, SURVEY FEEL, ONE METER EXAMS SASSIFY & LES BANKEY REF, EMAINY ACCORDING TO THE NATIONAL WISTITUTE OF STANDARDS AND TECHNOLOGY."
- any pordon'nyo naganaly roadara, altoga or dofassa my phalic land slrney adready Or altossory Comitts a class yno (2) misolaeanor parsimat to state statute (8-4-506 Gars,

PLANKING COMMISSION CERTIFICATE RECOUNDED FOR APPROVE OF THE NEW PLANKING DEMISSION THIS _____ DAY

ECC.

SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF THE ZOWING AMENDMENT MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDNAMOS TRUSTEES OF MEAD, COLDRADO, HELD ON

MAYOR

COUNT, LITTLETON, CO BOSSO

ZONING AMENDMENT MAP TOWN OF MEAD, WELD COUNTY, COLORADO

64830-27 408 no. No.







