TOWN OF MEAD, COLORADO ORDINANCE NO. 968

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE INITIAL ZONING OF PROPERTY KNOWN AS THE POSTLE ANNEXATION AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MEAD

WHEREAS, a petition for annexation was filed with the Town Clerk (the "Petition") requesting the annexation of certain property commonly known as the Postle Annexation, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation map on file with the Town Clerk and in Exhibit 1 attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, on Monday, August 30, 2021, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 968 (the "Annexation Ordinance") approving the annexation of the Property into the Town of Mead; and

WHEREAS, as required by C.R.S. § 31-12-115(2), 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 Ordinance; and

WHEREAS, at the same public hearing held and concluded on August 30, 2021, 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"), specifically, the Board of Trustees considered rezoning the Property from Weld County Agricultural (A) to Light Industrial (LI) under the Town's Land Use Code as specifically shown in the Zoning Map – Postle Annexation attached hereto as Exhibit 2 (the "Zoning Amendment Map"); and

WHEREAS, the Town's Planning Commission ("Planning Commission") considered the proposed annexation and initial zoning of the Property at a duly noticed public hearing held on Wednesday, August 18, 2021, and adopted Resolution 06-PC-2021 setting forth its favorable recommendation, 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, a public hearing on the proposed initial zoning of the Property was held before the Board of Trustees, at which time evidence and testimony were presented to the Board of Trustees concerning the proposed initial zoning of the Property; 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 Amendment Map, the annexation map, and the staff files and reports of the Town's Community Development Director or planning department pertaining to this application; 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 hereby grants and approves establishing 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 Amendment 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 Light Industrial (LI) 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 Amendment Map for the Property in the real property records of Weld County, Colorado following the date on which the Community Development Director and Town Engineer have made any technical corrections to the Zoning Amendment Map to conform the same to all applicable requirements of the Land Use Code or otherwise requested by the Community Development Director and Town Engineer and the Applicant has fully paid any outstanding fees to the Town related to the Town's review and processing of the Zoning Amendment Map.
- **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 30^{TH} DAY OF AUGUST, 2021.

ATTEST:

Mary E. Strutt, MMC. To. By:

TOWN OF MEAD:

Colleen G. Whitlow, Mayor

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 ¼ OF THE SOUTHEAST ¼ 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 S89°10;00W 450.00 FEET;

THENCE S44°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 S89°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 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 S23°20'00"E 24.06 FEET;

THENCE \$32°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.

Total acreage (approximate): 293.574 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.

Exhibit 2 Zoning Map – Postle Annexation (attached)

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

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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., MORE OR LESS

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CERTIFICATE OF OWNERSHIP

THENCE NORTH DOTITIES WEST, A DISTANCE OF 30.00 FEET TO THE MORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 36 AND THE <u>EQRET OF</u> HIGHGE ALONG SAID MORTHERY RICHT-OF-TANY, MORTH- 87-3575" EAST, A DISTANCE OF 1804-6 FEET TO THE MORTHERY ENTENDED TO STREET BUILDINGS OF STREET STREET BUILDINGS OF THE WALD COLUMNY AND RECORDERS'S OFFICE. <u>CÓMBICIONIN</u> AT THE NORTH DUARTR CORNER OF SAID SÉCTION 11 AND CONSIDERING HE WEST LINE OF THE MORTHMEST QUARTRY OF SAID SECTION 11 TO BEAR SOUTH DO'SO'D' EASY, A DISTANCE OF SESARS FEET, WITH ALL BEARINGS CONTAINED MISSIR RESATIVE THERETO:

THÉNEE ÁLONG SAID MORHEIGLY EXIEDISON AND THE MESTERLY BOJARDARY OF SAID DELIBTION NO. 1044, SOUTH 0275/AYE EAST, A DISTANCE OF THE FEET IOTH MORHHAISTERLY COMBINES OF ALBURDO LOT A RE PROCHORDE DELIBTION NO. 1207-11-1 AMERICANDA AS RECORDED AT PROCESSITION NO. 1208118, IN SAID PROCHOS. THENCE ALONG THE WESTERLY BOUNDARY OF SAID AMBNUED LOT A & B RECORDED EXEMPTION NO. 1207-11-1 AMPE-3005 THE FOLLOWING TWO (2) COURSES.

I) SOUTH 59'34"36" EAST, A DISTANCE OF 413.26 FEET;

3.90HM 9/3/E LEST A DESPARC OF SPAJE FEET TO THE SCUPRENSTRIN Y CORNERS OF RECORDID EXEMPTION NO. 1207-11-1-FE. 1022 AS RECORDED AT RECEPTION NO. 20229174. NI S ADDISCORDED OF A TIME LANGETH CLINE CONCLAR. NIGHERLY NAMES A RELOCATION TEET, IN REMOUSE PORTIONS AND CONTINUE RESIST WITH 162-259. WEST.

THERE ALMS THE SCHTEBLY BOUNDARY OF SAID RECORDED EXEMPTION NO. 1207—11—16. 1052, BEING CONCIDENT WITH THE NORTHERLY NORTH-CO-WHY OF GORN MESTERN RALIMAY AS RECORDED IN BOOK ZAY AT PAICE DZ, IN SAID RECORDS, MESTERLY ALCHO SAID CURPE, THROUGH A COSTIMAL MOLE OF DITTYTOT, AN ARC LEGINE OF 31, 214 FEET. THENCE CONTINUING ALONG THE SOUTHESTLY BORNDARY OF SUD RECORDED DERBYTON NO. 1207-11-1-NE 1962, AND THE SOUTHESTIERY SUCCESSION DESCRIPCIÓN SUCCESSION THE MAY NOT WELLEY WITHOUT WAY OF PERENT SUCCESSION AND SUCCESSION WISSELVE A DESCRIPCIÓN OF EASTERN OF MAY SUCCESSION SUCCE THERE ALONG SAD EASTERY RIGHT-OF-WAY, MICH A SSSTANCE OF 38.24 FETT TO THE EASTERY RIGHT-OF-WAY OF WINDSTAFE 25 AS DESCRIBED THE PROT RICH DESCRIPTION PROJ. NO. 7807-16 AND ALSO DESCRIBED ON COOL FIRM, PROJ. NO. 382-17. THENCE ALCHO SAID EASTERLY RIGHT-CF-WAY, MORTH UTUSO'OT WEST, A DISTANCE OF 1193.08 FEET TO THE SOUTHERLY BOUNDARY OF THAT WARRANTY DEED RECORDED AT RECEPTION NO, 02047710;

THENCE ALONG THE SOUTHERLY. EASTERLY AND NORTHERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES. 1) NORTH 8910'02" EAST, A DISTANCE OF 499.91 FEET.

SOUTH BYTIO'02" WEST, A DISTANCE OF SOOLOO FEET TO THE EASTERLY RIGHT-UF-WAY UF BYTERSTATE 25. 2) NORTH DO'35'16" WEST, A DISTANCE OF 435.84 FEET;

THENCE ALMO SAID EASTERLY RICHT-OF-WAY, MORTH OUSSZOFWEST, A DISTANCE OF SOLOD FEET TO THE NORTHERLY RICHT-OF-WAY OF COUNTY ROAD 36;

HENCE ALOND SAID MORTHERLY RICHT-OF-WAY, NORTH BSTIGOZ" EAST, A DISTANCE OF 252.60 FEET

THENDE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH OOTB'OI" WEST, A DISTANCE OF SAS.OI FEET).

THENCE NORTH 57'42'24" EAST, A DISTANCE OF 287.83 FEET; THENCE SOUTH 881'5'05" EAST, A DISTANCE OF 328.88 FEET;

DRENCE NORTH 89'08'36" EAST, A DISTANCE OF 313.40 FEET; THENDE SOUTH 2319'43" EAST, A DISTANCE OF 27,43 FEET.

HENCE ALOND SAID NORTHERLY RIGHT-OF-WAY, NORTH 8979/58" EAST, A DISTANCE OF 1318.44 FEET TO THE MONT OF BEGINNING THENCE SOUTH ODISG'49" EAST, A DISTANCE OF 863.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 38; CONTAINING AN AREA OF 124,524 ACRES, (5,424,279 SQUARE FEET), MORE OR LESS. THENCE SOUTH 8618'25" EAST, A DISTANCE OF 132.17 FEET.

THUS-DESCRIBED ZOWING AMENOMENT MAP CONTANNS 284,549 ACRES, 12,787,881 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND INDITIS -OF-WAY EDISTING AME/OF OF PUBLIC RECORD. IN WITHESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS __ DAY OF

PROPERTIES III, LLC POSTLE

STATE OF COLDRADO

WAS ACHONIEDGED BEFORE ME THIS FOREGOING CERTIFICATE OF ONNERSHIP

2021

MTNESS MY HAND AND SEAL

HOTARY PUBLIC

ISSION EXPIRES:

BÉDINBEL AT THE EAST QUARTIR CÓRGE OF SAUD SCHION 11 AND CONSIDENCE THE WEST LIVE OF THE NORTHWEST QUARTER OF SAUD SCHION IT TO BEAR SOUTH GOOD OF "SAST, A DISTANCE OF 2656.08 FEET, WITH ALL BEARINGS CONTANED HEIDIN RELATIVE THEIRED. HIBNOC ALONG THE SOUTH LINE OF NORTHEAST GUARTER OF THE SOUTHEAST GUARTER OF SAID RECTION 11, SOUTH BISIZIUS WEST, A DISTANCE. DY 1317.28 FEET TO THE SOUTHEAST SKYTERINH CORNER OF SAID SECTION 11. PIRDNE ALGNG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SOUTH CONZUOT EAST, A DISTANCE OF 1324,78 FEET TO THE SOUTH SKYEINTH CORNER BETWEEN SAID SECTION 11 AND SECTION 12.

THÉNCE ALONG THE SOUTH LINE OF THE MONTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SOUTH 89333'44" WEST, A DISTANCE OF 5,32 FEET; WENCE DEPARTING SAID SOUTH LINE, MORTH 00'09'12" EAST, A DISTANCE OF 20.09 FEET;

THENCE SOUTH BRYANDS" WEST, A DISTANCE OF SZAZII FEET TO THE WESTERLY BOUNDARY OF LOT 4, BLOCK 1, RATERIK MIXED USE FINAL PLAT AS RECURDED AT RECEPTION NO. 434253, IN SAID RECORDS.

HENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 4, THE FOLLOWING TWD (2) COURSES.

1) NORTH 0019'23" WEST, A DISTANCE OF 794.15 FEET;

2) SOUTH 89'25'23" WEST, A DISTANCE OF 673.09 FEET;

FENCE NORTH DOTA"S4" WEST, A DISTANCE OF 508.32 FEET,

HIBING NORTH GOLAGA" WEST, A DISTANCE OF 1279.62 FEET TO THE SOUTHERLY RICHT-OF-WAY OF OREAT WESTERN BALWAY AS RECOGNED IN BOX 234 AT PAGE 92. IN SAID RECORDS. HENCE ALONG SAID SOUTHERLY FIGHT-OF-WAY THE FOLLOWING TWID (2) COURSES:

I) NORTH 747231" EAST, A DISTANCE OF 924.02 FEET TO THE DECINAING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1472.70 FEET; 2) NORPHEASTEN,Y ALONG SAID CURRE THROUGH A CENTRAL ANGE OF 2113/06", AN ARC LIDICTH OF 1554,38 PEET TO THE SOUTHERLY BOUNDARY OF THAT PARCE, OF LAND AS DESCROED AT RECEPTION NO. 1308065, IN SAID RECORDS;

PEPARTINO SAID SOUTHERLY RICHT-OF-WAY, NORTH 7012'25" EAST, A DISTANCE OF 341.41 FZET; HENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES.

SOUTH 194792" EAST, A DISTANCE OF 43,45 FEET TO THE MORTHERLY BOUNDARY OF THAT WASHANTY DEED RECORDED AT RECEPTION NO. 300,0008. IN SAUD RECORDS. HENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING PIVE (8) DOURSES.

1) SOUTH 70'98'48" WEST, A DISTANCE OF 32.34 FEET; 2) SOUTH 1122'10" EAST, A DISTANCE OF 62.99 FEET;

3) SOUTH 32"3"04" EAST, A DISTANCE OF 22.93 FEET;

4) SOUTH BITE'S4" EAST, A DISTANCE OF 20,53 PEET.

5) MORTH 8674'55" EAST, A DISTANCE OF 24.08 FEET TO SAID SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED AT TREEPTION NO. 1509095.

MEMCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

2) NORTH DOT 7'14" EAST, A DISTANCE OF 119.27 FEET, 1) NORTH 7012'11" EAST, A DISTANCE OF 140.04 FEET,

708721" EAST, A DISTANCE OF 592.35 FEET TO THE EAST UNE OF THE NORTHEAST QUARTER OF SAID SECTION 11; HENCE ALONG SAID EAST LINE, SOUTH 00'02'30" EAST, A DISTANCE OF 2140.55 FEET TO THE <u>BRINIT OF BEGINNING</u>

HORTH AND SOUTH PARKELS CONTAINING A COMEINED AREA OF 293,569 ACRES, (12,787,881 SQUARE PEET), MORE OR LESS. CONTAINING AN AREA OF 168.045 ACRES, (7,363,802 SQUARE FEET), MORE OR LESS,

SURVEYOR'S CERTIFICATE

SHAUR D. LEE, A LICENSED PROPESSIONAL LAND SERVEY OR IN THE STATE OF CALGRADO, DO HEGGEY CERTEY THAT THE ZORING MERDICHT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIPED PARCEL OF LAND.



TOWN CLETS ATTEST

SHALIN D. LEE, LICENSED PROFESSONAL LAND SJRVEYOR COLORADO PALS, NO. 38158 OR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

WINDER, ACCORDING TO COCRADO JAN, YOU MUST COMMENTE ANY LIZAL ACTION BASSO UPON ANY DETECT IN THIS SUMEY WITHEN THESE YES WIS THE THIS STANDARD SOAN OFFICET. IN 70 SERVI MAY ANY ATTAIN BUYED UPON ANY DETECT IN THIS SUMMY. THE COLUMNING THE WIST HAS THE STANDARD SOUND HEADEN.

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GENERAL NOTES

- PER CALS, 38-51-168, "ALL LINEAL LINITS DEPICTED ON THIS LAND SHIWEY PLAT ARE U.S. SLINNEY. TEXT, ONE WEITER EDULAS 38-37/16-10.5. SHIWEY FEET, EXACULY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- any pedson who knoknaly rejnoves, alers or deface any public land survey moniurdy Or accessory commits a class two (2) misdorandr pursuant to state statute 18-4-308. Cres.

300 East Allneral Ave., Suite I Lithron, Colorado B0122 Pance (303) 713-1893 Fan (503) 713-1897 www.astecontabilizati.com

RECOMMENDED FOR APPROVAL, BY THE MEAD PLANNING COMMISSION THIS PLANNING COMMISSION CERTIFICATE

Т**У**ИТЗ^{*} ІИС

SECRETARY

PASSED AND ADDPTED AT THE RECULAR INCETNIC OF THE BOARD OF THE ZOWING AMENDMENT MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE IRUSTEES OF MEAD, COLORADO, HELD ON

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

REDLAND

SECURIT. LITTLETON, CO 80120

ZONING AMENDMENT MAP POSTLE PROPERY ANNEXATION TOWN OF MEAD, COUNTY, COLORADO

ONE 54820-27

