

**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 30TH DAY OF AUGUST, 2021.

ATTEST:

By:


Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By:

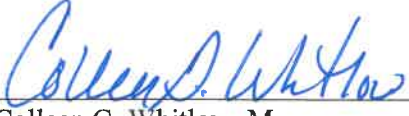

Colleen G. Whitlow, Mayor

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°10'00"W 450.00 FEET;

THENCE S44°10'00"W 300.00 FEET;

THENCE S89°10'00"W 150.00 FEET;

THENCE S25°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 S89°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 S86°12'57"E 328.87 FEET;
THENCE S89°10'00"W 136.53 FEET;
THENCE S44°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 S89°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 S23°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 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.

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)

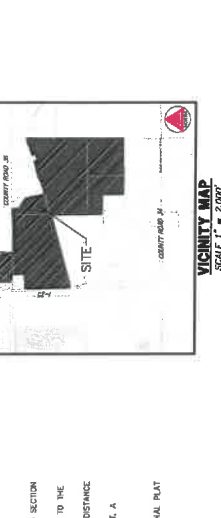
POSTLE PROPERTIES - ANNEXATION TO THE TOWN OF MEAD, WELD COUNTY, COLORADO

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 = 12,787.861 S.F., OR 293.569 AC., MORE OR LESS

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY: TWO PARCELS OF LAND BEING A PORTION OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: [Detailed description of land parcels]



GENERAL NOTES

- PER CALS 84-3-108, "ALL LEGAL UNITS EXCEPT ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37 INCHES EXACTLY. EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL UNITS OF MEASUREMENT GIVEN IN THIS SURVEY ARE IN U.S. SURVEY FEET UNLESS OTHERWISE SPECIFIED. ALL ANGLE MEASUREMENTS ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE SPECIFIED. ALL DISTANCE MEASUREMENTS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE MEAD PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

FOR: _____
 CLARIFICATION: _____
 SECRETARY: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE ZONING AMENDMENT MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON ____ DAY OF _____, 2021.

ATTEST: _____
 TOWN CLERK

SURVEYOR'S CERTIFICATE

I, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ABSTRACT DESCRIBED PARCEL OF LAND. I HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP IS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 2021.

NAME OF SURVEYOR: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____
 ADDRESS: _____

NOTARIAL PUBLIC

MY COMMISSION EXPIRES: _____

WITNESSES: _____

BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021.
 BY: _____ AS _____ OF MEAD INDUSTRIAL DEVELOPMENT, A
 WITNESSED BY HAND AND SEAL

BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021.
 BY: _____ AS _____ OF MEAD INDUSTRIAL DEVELOPMENT, A
 WITNESSED BY HAND AND SEAL

BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021.
 BY: _____ AS _____ OF MEAD INDUSTRIAL DEVELOPMENT, A
 WITNESSED BY HAND AND SEAL

8/4/2021	REVISED DESCRIPTION	DATE	BY
1 - 2021			
APR 11			

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

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 = 12,787.861 S.F., OR 293.569 AC., MORE OR LESS

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY: TWO PARCELS OF LAND BEING A PORTION OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VICINITY MAP

SCALE 1" = 2,000'

GENERAL NOTES

- PER CALS 84-3-108, "ALL LEGAL UNITS EXCEPT ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37 INCHES EXACTLY. EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL UNITS OF MEASUREMENT GIVEN IN THIS SURVEY ARE IN U.S. SURVEY FEET UNLESS OTHERWISE SPECIFIED. ALL ANGLE MEASUREMENTS ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE SPECIFIED. ALL DISTANCE MEASUREMENTS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE MEAD PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

FOR: _____
 CLARIFICATION: _____
 SECRETARY: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE ZONING AMENDMENT MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON ____ DAY OF _____, 2021.

ATTEST: _____
 TOWN CLERK

SURVEYOR'S CERTIFICATE

I, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ABSTRACT DESCRIBED PARCEL OF LAND. I HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP IS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 2021.

NOTARIAL PUBLIC

MY COMMISSION EXPIRES: _____

WITNESSES: _____

BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021.
 BY: _____ AS _____ OF MEAD INDUSTRIAL DEVELOPMENT, A
 WITNESSED BY HAND AND SEAL

BY: _____
 NAME: _____
 TITLE: _____
 STATE OF COLORADO: _____
 COUNTY OF: _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021.
 BY: _____ AS _____ OF MEAD INDUSTRIAL DEVELOPMENT, A
 WITNESSED BY HAND AND SEAL

8/4/2021 REVISED DESCRIPTION DATE BY

1 - 2021 APR 11

POSTLE PROPERTIES, L.L.C.

FOR REVIEW

FOR REVIEW

FOR REVIEW

1500 W CAVALL COURT, LITTLETON, CO 80120

RECLAND

TOWN OF MEAD, WELD COUNTY, COLORADO

POSTLE PROPERTY ANNEXATION

ZONING AMENDMENT MAP

SHEET ONE

8-4829-27

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

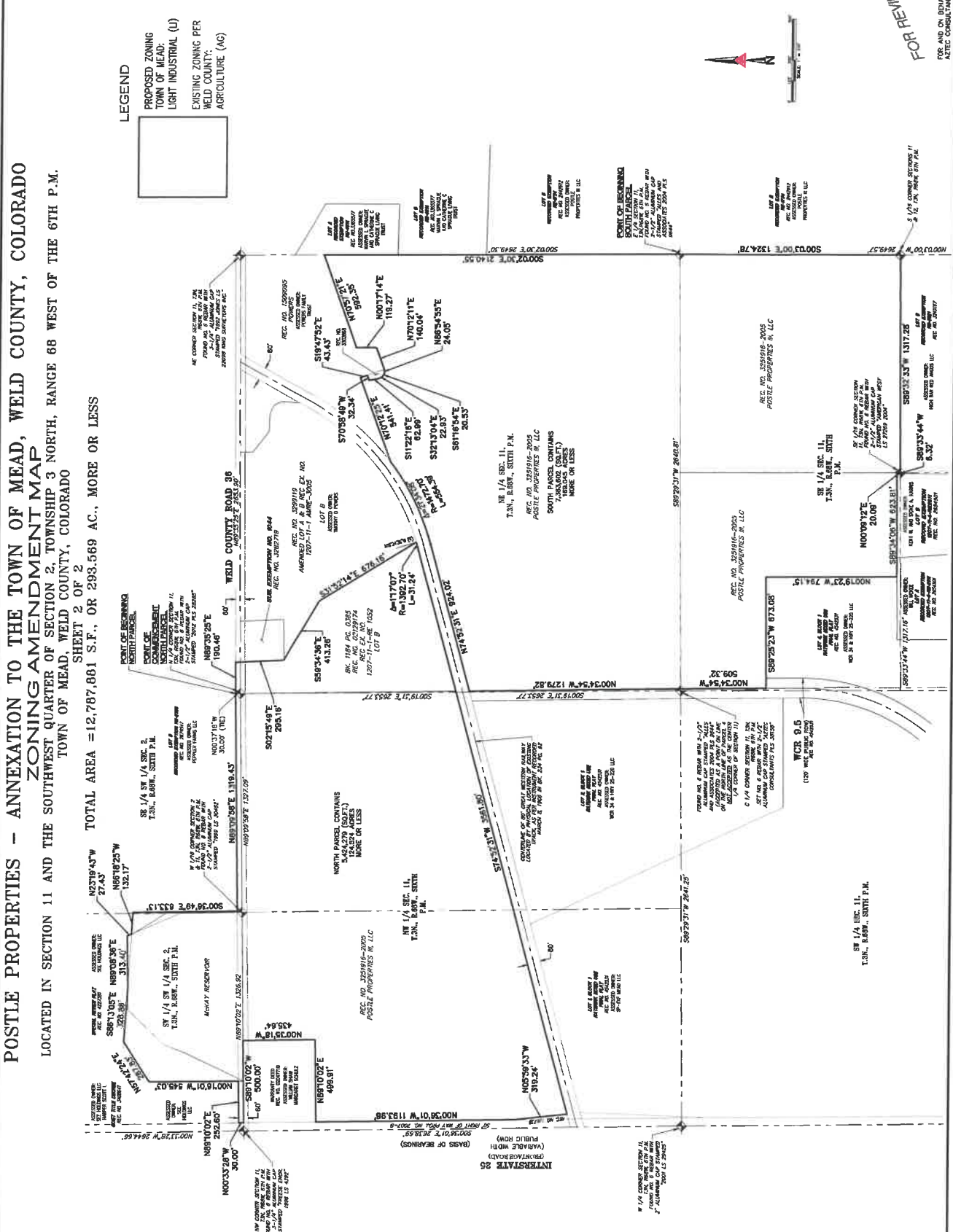
LOCATED IN SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, WELD COUNTY, COLORADO
SHEET 2 OF 2

TOTAL AREA = 12,787,861 S.F., OR 293.569 AC., MORE OR LESS

LEGEND

PROPOSED ZONING
TOWN OF MEAD
LIGHT INDUSTRIAL (LI)

EXISTING ZONING PER
WELD COUNTY
AGRICULTURE (AG)



ZONING AMENDMENT MAP
POSTLE PROPERTIES
TOWN OF MEAD, WELD COUNTY, COLORADO



AZTEC CONSULTANTS, INC.
900 East Riverside Ave., Suite 110
Boulder, CO 80502
Phone: (303) 713-1898
www.aztecconsultants.com

DATE: _____	REVISION: _____
BY: _____	APPROVED: _____
TOWN OF MEAD OBSERVATION	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SHEET NO. **TWO**
OF 2 SHEETS
JOB NO. 84803-87