

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1015**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING WITH
CONDITIONS THE WATERFRONT FILING NO. 1 FINAL PLAT**

WHEREAS, the Town of Mead (“Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (“MMC”) to regulate the subdivision of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, Tharaldson Ethanol Plant I, L.L.C., a Nevada limited liability company (“Owner”) has submitted an application for the Waterfront Filing No. 1 Final Plat (the “Final Plat”) for the 586.07-acre property, known as the Waterfront Property, generally located west of I-25, north of the St. Vrain River, east of Third Street (CR 7), and south of State Highway 66, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Final Plat (the “Property”); and

WHEREAS, a copy of the Final Plat is attached to this Ordinance as **EXHIBIT 1** and is incorporated herein by reference; and

WHEREAS, Owner is the current fee owner of record of the Property; and

WHEREAS, Section 16-4-70 of the Mead Municipal Code (“MMC”) authorizes administrative staff review and approval of the Final Plat, subject to adoption by ordinance of the Board of Trustees; and

WHEREAS, the Planning Commission held a public hearing on April 20, 2022, regarding the Waterfront Filing No. 1 Preliminary Plat (the “Preliminary Plat”) and, following the conclusion of the public hearing, recommended conditional approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions, via Resolution No. 03-PC-2022; and

WHEREAS, the Final Plat generally conforms to the Preliminary Plat, which was reviewed and conditionally approved by the Board of Trustees by Resolution No. 38-R-2022, dated May 9, 2022; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer related to the Final Plat, any and all submittals by the Owner and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Final Plat was considered; and

WHEREAS, Town staff has determined that the Final Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-70(b)(8) of the MMC have been satisfied; and

WHEREAS, based on Town staff’s recommendation regarding the Final Plat and the

administrative record for this matter, the Board of Trustees desires to approve the Final Plat, subject to the conditions set forth below; and

WHEREAS, the Subdivision Improvement Agreement (“SIA”) for the Final Plat has been prepared in accordance with the requirements of Section 16-4-130 of the MMC, and is presently on file with the Town Clerk; and

WHEREAS, the Board of Trustees has determined that approval of the Final Plat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

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

Section 1. That the Final Plat designated as Waterfront Filing No. 1 is hereby approved subject to the following conditions of approval:

- a. Prior to, and as a condition of recordation of the Final Plat, the Owner shall resolve/correct any and all minor technical issues as directed by Town Staff; and
- b. Prior to, and as a condition of recordation of the Final Plat, the Owner shall address all comments from the Town’s engineering consultant, JVA, INC., and utility providers and shall revise the construction plans and drainage report for the Property accordingly; and
- c. The Owners shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the Final Plat application within forty-five (45) days of receiving an invoice from the Town. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the Town may withhold issuance of building permits or further approvals until the invoices have been paid; and
- d. Prior to, and as a condition of recordation of the Final Plat, the Owner shall:
 1. Acquire and dedicate to the Town all right-of-way required for construction of Weld County Road 28 improvements and roundabout improvements at Third Street and Weld County Road 28, in accordance with the approved construction plans and SIA; and
 2. Finalize and execute license agreements with the Highland Ditch Company, as required by Highland Ditch Company, and provide the final executed agreements to the Town; and
 3. Finalize and execute license agreements regarding the Outlet No. 3 crossing, as required by the utility provider, and provide the final executed agreements to the Town; and
 4. Finalize and execute license agreements regarding Sanborn Crossing, as required by the utility provider, and provide final executed agreements to the Town; and
 5. Enter into easement and/or easement vacation agreements with Little Thompson Water District, Longs Peak Water District, and Saint Vrain

- Sanitation District, as those utility providers may require, and provide final executed agreements to the Town; and
6. Enter into easement and/or easement vacation agreements with oil and gas providers including Western Midstream and Kerr McGee, as those oil and gas providers may require, and provide final executed agreements to the Town; and
 7. Obtain from Colorado Department of Transportation all required permits and approvals for the improvements to Weld County Road 28, in accordance with the approved construction plans and SIA, and provide same to the Town; and
 8. Provide an updated mineral estate owner certificate in accordance with Section 24-65.5-101 *et seq.*, C.R.S.; and
- e. The fully executed SIA shall be recorded in the Weld County real property records with the Final Plat; and
 - f. The Town shall not issue building permits for any of Lots 1-5, Block 12 and Lots 8-12, Block 12 of Waterfront Filing No. 1 until such time that the Town is provided documentation that the proximate oil and gas wells to those lots have been plugged and abandoned in accordance with state law.

Section 2. The SIA is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney shall be authorized to negotiate and make non-material changes to the SIA that do not increase the Town's obligations. The Town Manager shall be authorized to execute the SIA on behalf of the Town once the SIA has been finalized.

Section 3. Subject to review and approval of the Final Plat mylar by the Town Staff, and satisfaction of the conditions set forth in Section 1 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Final Plat mylar.

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 ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2022.

ATTEST:

TOWN OF MEAD:



Mary E. Strutt, MMC, Town Clerk



Colleen G. Whitlow, Mayor

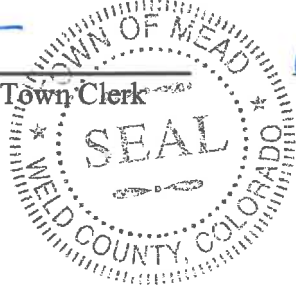


EXHIBIT 1
Waterfront Filing No. 1 Final Plat
(Attached on the next page)

CERTIFICATE OF OWNERSHIP AND DEDICATION

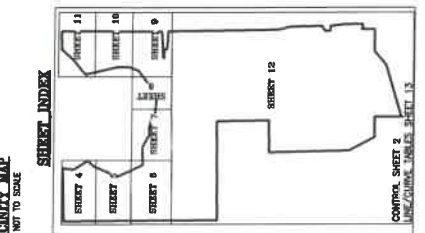
THE UNDERSIGNED IS THE OWNER OF CERTAIN LOTS IN THE CITY OF DENVER, COLORADO, DESCRIBED HEREIN AS FOLLOWS: ...

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED IS THE OWNER OF CERTAIN LOTS IN THE CITY OF DENVER, COLORADO, DESCRIBED HEREIN AS FOLLOWS: ...

WATERFRONT FILING NO. 1

FINAL PLAT
LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES ± SHEET 1 OF 13



GENERAL NOTES
1) THE LOCAL LINES USED ON THIS PLAN ARE THE U.S. SURVEY FEET. ALL BEING SHOWN HEREON ARE IN DECIMALS - HUNDRETHS - THOUSANDS...

2) ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR REFRAYS ANY PUBLIC LAND SURVEY BOUNDARY MARKER, OR ACCESSORY CORNER A CLASS TWO (2) INSTRUMENTARY PURSUANT TO STATE STATUTE 10-1-106, C.R.S., SHALL BE DEEMED TO HAVE COMMITTED A CRIME UNDER COLORADO LAW...

3) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

4) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

5) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

6) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

7) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL
THE FINAL PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE OF GRANTING THIS PLAN OF...

SURVEYOR'S CERTIFICATE
I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF COLORADO, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE WATERFRONT FILING NO. 1...

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES
THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

TRAFFIC USE TABLE
TRACT A OPEN SPACE, DRAINAGE, PUBLIC ACCESS, UTILITY
TRACT B OPEN SPACE, DRAINAGE, PUBLIC ACCESS, UTILITY
TRACT C PARK, DRAINAGE, PUBLIC ACCESS, UTILITY

LAND USE TABLE
LAND USE AREA
TOTAL AREA
TOTAL AREA (EXCLUDING OPEN SPACE)

TRAFFIC USE TABLE (continued)
TRACT D OPEN SPACE, DRAINAGE, PUBLIC ACCESS, UTILITY
TRACT E OPEN SPACE, DRAINAGE, PUBLIC ACCESS, UTILITY
TRACT F OPEN SPACE, DRAINAGE, PUBLIC ACCESS, UTILITY

LAND USE TABLE (continued)
TOTAL AREA (continued)
TOTAL AREA (continued)

GENERAL NOTES (continued)
8) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

9) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

10) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

11) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

12) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

13) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

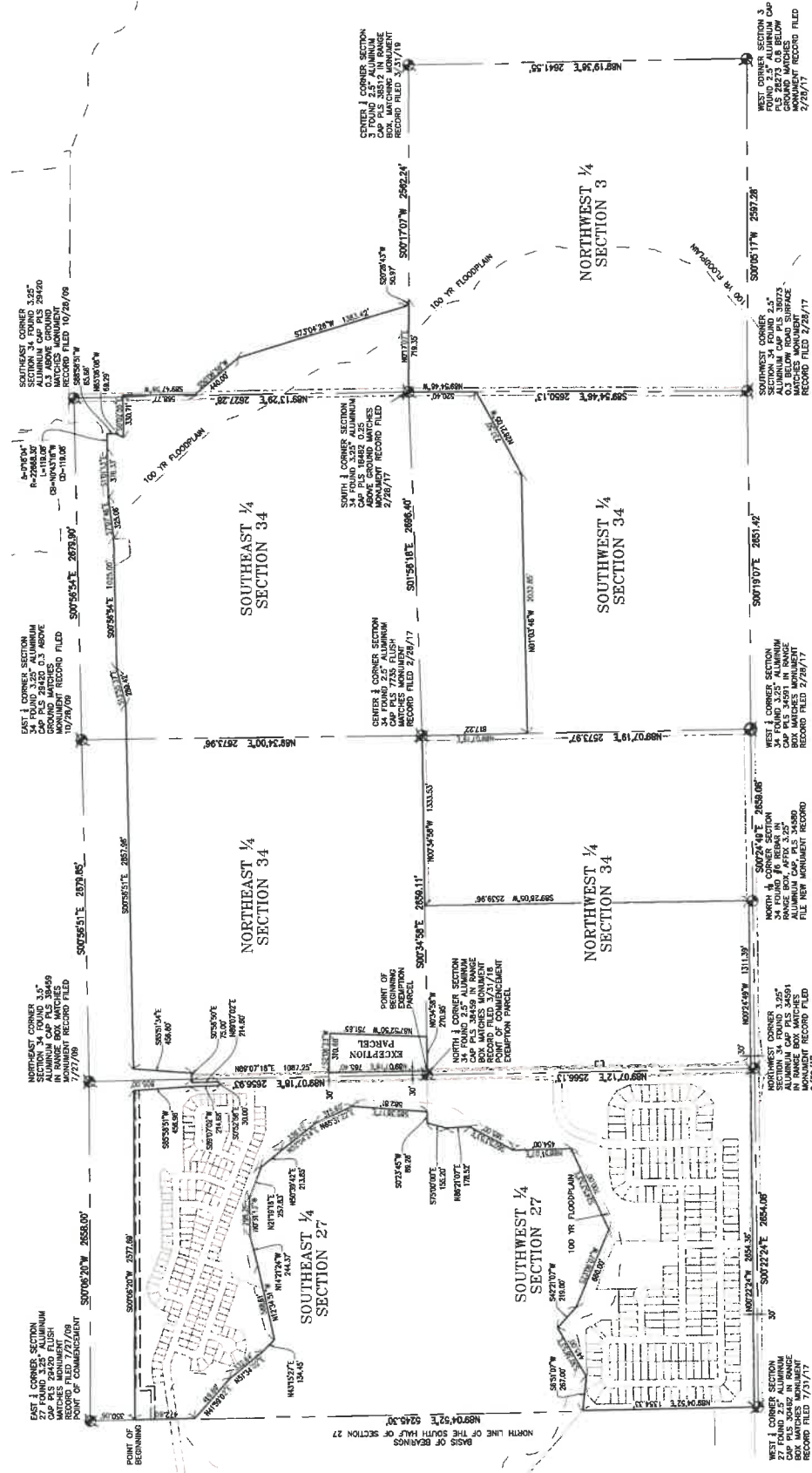
14) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

15) THE TOWN ENGINEER HAS MADE HIS INSPECTION OF THE WORKS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-106, C.R.S., AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF SAID STATUTE...

WATERFRONT FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE
NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 586.072 ACRES
SHEET 2 OF 13



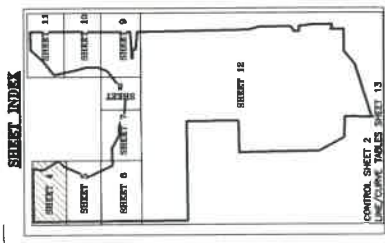
\\s0100000\project\2013\130000000\130000000.dwg PLOT DATE: 8-14-2013

WATERFRONT FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES

SHEET 4 OF 13



- LEGEND**
- ⊙ FOUND ALIQUOT CORNER (AS DESCRIBED ON SHEET 2)
 - ⊙ 1.5" YELLOW PLASTIC CAP P.S. 34880
 - ⊙ FOUND MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP AS DESCRIBED
 - ⊙ FOUND PIN & CAP AS DESCRIBED
 - ⊙ BLOCK NUMBER
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - EASEMENT BY FINAL PLAT
 - 100 YEAR FLOODPLAIN
 - ALL FOUND AND SET MONUMENTATION IS FLUSH UNLESS OTHERWISE NOTED.
 - 2.5" ALUMINUM CAP & P.S. 25379 0.2 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.4 AG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.5 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.6 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.7 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.8 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 0.9 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 1.0 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 1.1 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 1.2 BG
 - 2.5" ALUMINUM CAP & P.S. 25379 1.3 BG

RICKE
 SURVEYING & ENGINEERING
 301 WEST 68th AVE
 CENTENNIAL, CO 80105
 (303) 751-1111
 www.ricke.com

FOSTER LAKE
 HIGHLAND RESERVOIR NO. 3
 ORIGINAL SCALE: 1" = 60' HORIZ.

HIGHLAND DITCH CO.
 RESECTION PROGRESS

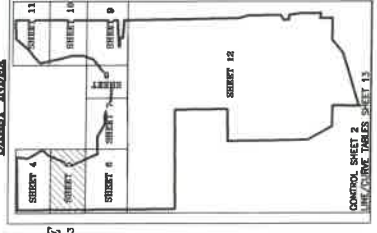
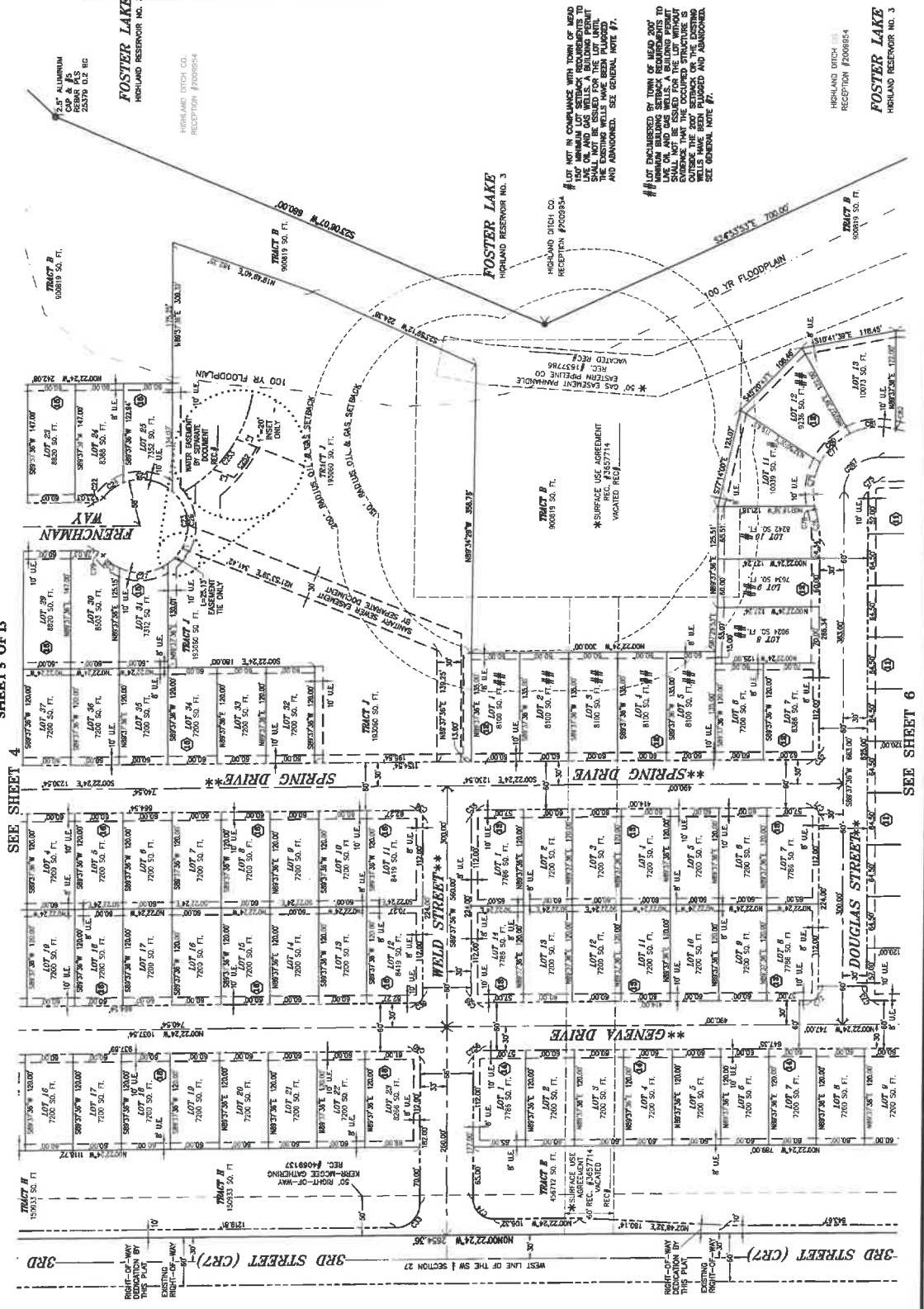
SEE SHEET 5

WATERFRONT FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE
NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 586.072 ACRES

SEE SHEET 4 SHEETS OF 13



- LEGEND**
- ⊕ FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
 - ⊙ FOUND BEARS AND 1.5" YELLOW PLASTIC CAP HAS 34850
 - ⊗ FOUND MONUMENT AS DESCRIBED
 - ⊛ FOUND ALUMINUM CAP AS DESCRIBED
 - ⊕ FOUND PIN & CAP AS DESCRIBED
 - ⊖ BLOCK NUMBER
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - PASSED BY FINAL PLAT
 - 100 YEAR FLOODPLAIN
- ALL FOUND AND SET MONUMENTS IN FURNISH UNLESS OTHERWISE NOTED. ALL FOUND AND SET MONUMENTS AS SHOWN ON THIS PLAT. **PUBLIC RIGHT-OF-WAY**
 *NOT TO BE VACATED BY SEPARATE DOCUMENT
 VACATION OF PUBLIC RIGHT-OF-WAY
 PUBLIC RIGHT-OF-WAY
 SCALE: 1" = 60 FT.

RICK
SURVEYING COMPANY
1205 1/2 MAIN AVENUE
CENTRAL, CO 80111
PHONE 781-2000
FAX 781-2005

2.5" ALUMINUM CORNER HAS 25379 0.2 BC
FOSTER LAKE
 HIGHLAND RESERVOR NO. 3
 HIGHLAND DITCH CO.
 RECEPTION #P00854
FOSTER LAKE
 HIGHLAND RESERVOR NO. 3

LOT NOT IN COMPLIANCE WITH TOWN OF MEAD MINIMUM LOT SETBACK REQUIREMENTS TO SHOWN ON THIS PLAT. A BUILDING PERMIT SHALL BE OBTAINED BEFORE CONSTRUCTION OF THE EXISTING WELLS HAVE BEEN PLACED AND APPROVED. SEE GENERAL NOTE #7.
 **LOT 10 DESCRIBED BY TOWN OF MEAD PER MINIMUM LOT SETBACK REQUIREMENTS TO SHOWN ON THIS PLAT. A BUILDING PERMIT SHALL BE OBTAINED BEFORE CONSTRUCTION OF THE EXISTING WELLS HAVE BEEN PLACED AND APPROVED. SEE GENERAL NOTE #7.
 *LOT 10 EASTERN PERMITS TO BE VACATED
 **SURFACE USE AGREEMENT REC #AS57714
 **LOT 10 EASTERN PERMITS TO BE VACATED
 **SURFACE USE AGREEMENT REC #AS57714
 **LOT 10 EASTERN PERMITS TO BE VACATED
 **SURFACE USE AGREEMENT REC #AS57714

HIGHLAND DITCH CO.
 RECEPTION #P00854
FOSTER LAKE
 HIGHLAND RESERVOR NO. 3

SEE SHEET 6

WATERFRONT FILING NO. 1

FINAL PLAT

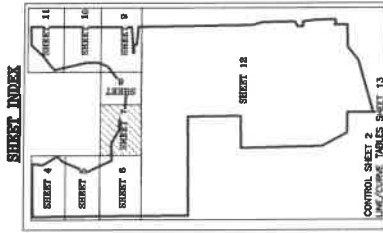
LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE
NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 586.072 ACRES

SHEET 7 OF 13

HIGHLAND DITCH CO.
RECEPTION #2009954
FOSTER LAKE
HIGHLAND RESERVOIR NO. 3

FOSTER LAKE
HIGHLAND RESERVOIR NO. 3

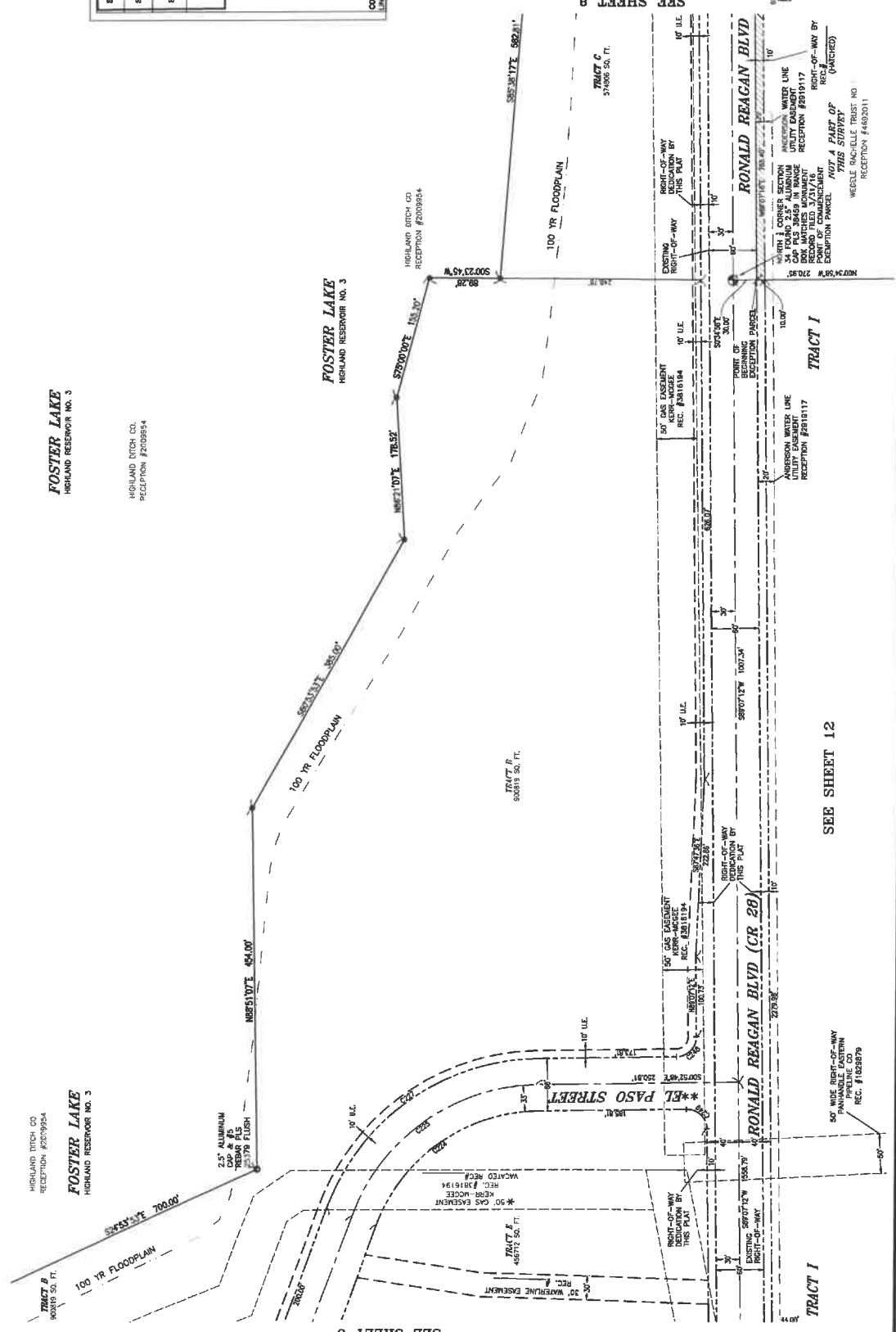
HIGHLAND DITCH CO.
RECEPTION #2009954



- LEGEND**
- ⊕ FOUND ALUMINUM CAPS (AS DESCRIBED ON SHEET 2)
 - ⊙ FOUND REBAR AND 1/2" YELLOW PLASTIC CAP HAS 34350
 - ⊕ FOUND MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP AS DESCRIBED
 - ⊕ FOUND PIN & CAP AS DESCRIBED
 - ⊙ BLOCK NUMBER

- BOUNDARY LINE
- - - RIGHT-OF-WAY
- - - LOT LINE
- - - EXISTING EASEMENT
- - - EASEMENT BY FINAL PLAT
- - - 100 YEAR FLOODPLAIN
- - - UNLESS FOUND AND SET UNLESS OTHERWISE NOTED
- - - BRASS OR BRASS ALUMINUM GROUND
- - - * TO BE VACATED BY SEPARATE DOCUMENT REC-151171 EASTERN ULE-WILEY RIGHT-OF-WAY
- - - ** PUBLIC RIGHT-OF-WAY

RICK
SURVEYING & CONSULTING
1001 EAST PASTORALE
DENVER, CO 80211
303.733.8888

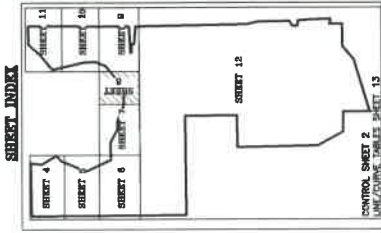


WATERFRONT FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES±

SHEET 8 OF 13



FOSTER LAKE
HIGHLAND RESERVOIR NO. 3

FOSTER LAKE
HIGHLAND RESERVOIR NO. 3

SEE SHEET 7

SEE SHEET 9

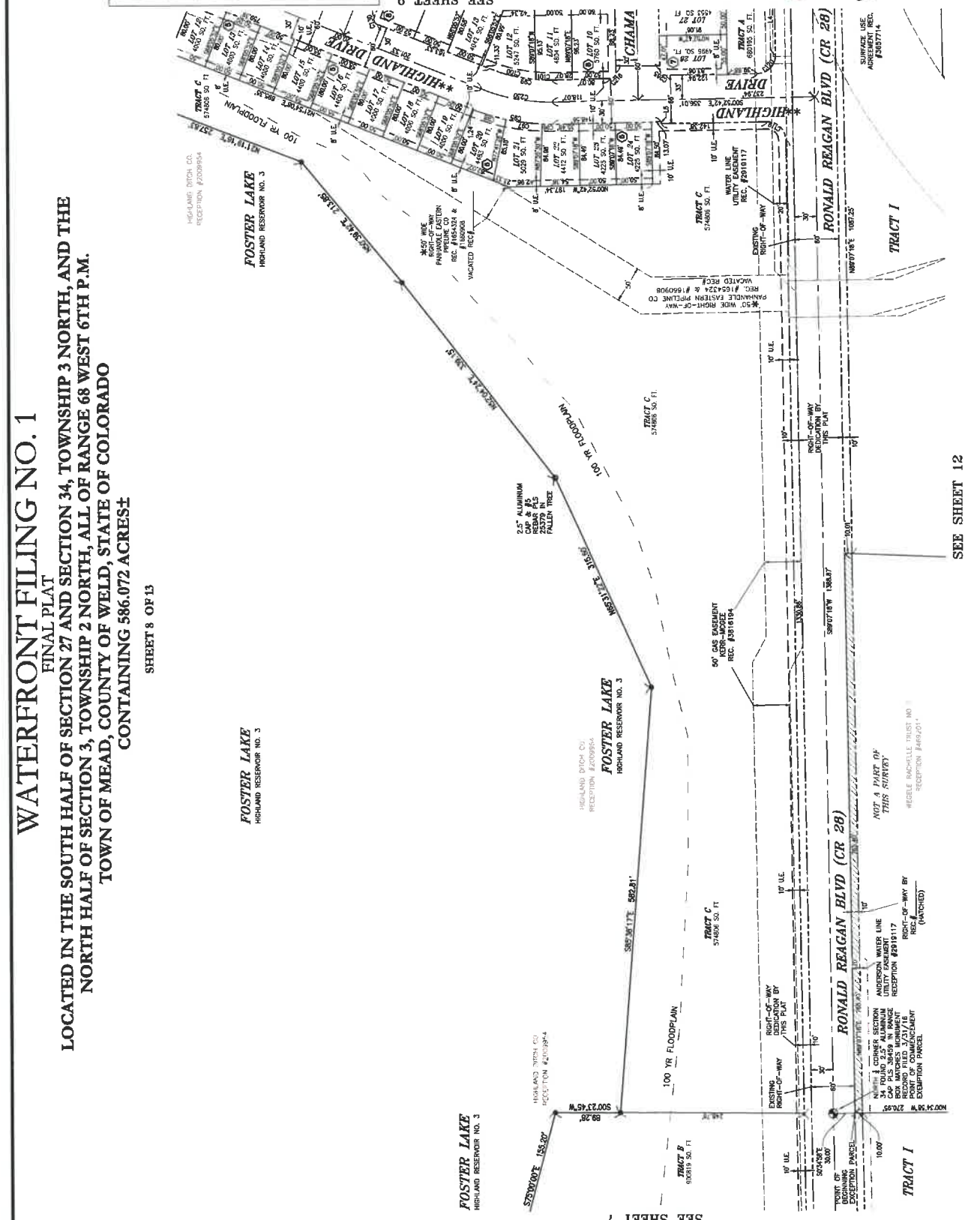
SEE SHEET 12

- LEGEND**
- ① FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
 - ② 1/2" REBAR AND 1" YELLOW PLASTIC CAP PLS 34886
 - ③ FOUND MONUMENT AS DESCRIBED
 - ④ FOUND ALUMINUM CAP AS DESCRIBED
 - ⑤ FOUND PIN & CAP AS DESCRIBED
 - ⑥ BLOCK NUMBER

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING EASEMENT
- EASEMENT BY FINAL PLAT
- 100 YEAR FLOODPLAIN
- ALL TOWN AND SET AMENDMENTS TO FLUSH UNLESS OTHERWISE NOTED
- BE-BELOW GROUND AL-BELOW GROUND
- * TO BE VACATED BY RES-RECEPTION
- * TO BE VACATED BY RES-RECEPTION
- * TO BE VACATED BY RES-RECEPTION
- * TO BE VACATED BY RES-RECEPTION



TRICK
SURVEYING CONSULTANTS
1000 WEST 10TH AVE
DENVER, CO 80202
TEL: 303.733.1111
WWW.TRICKSURVEYING.COM



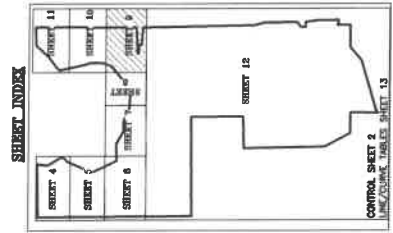
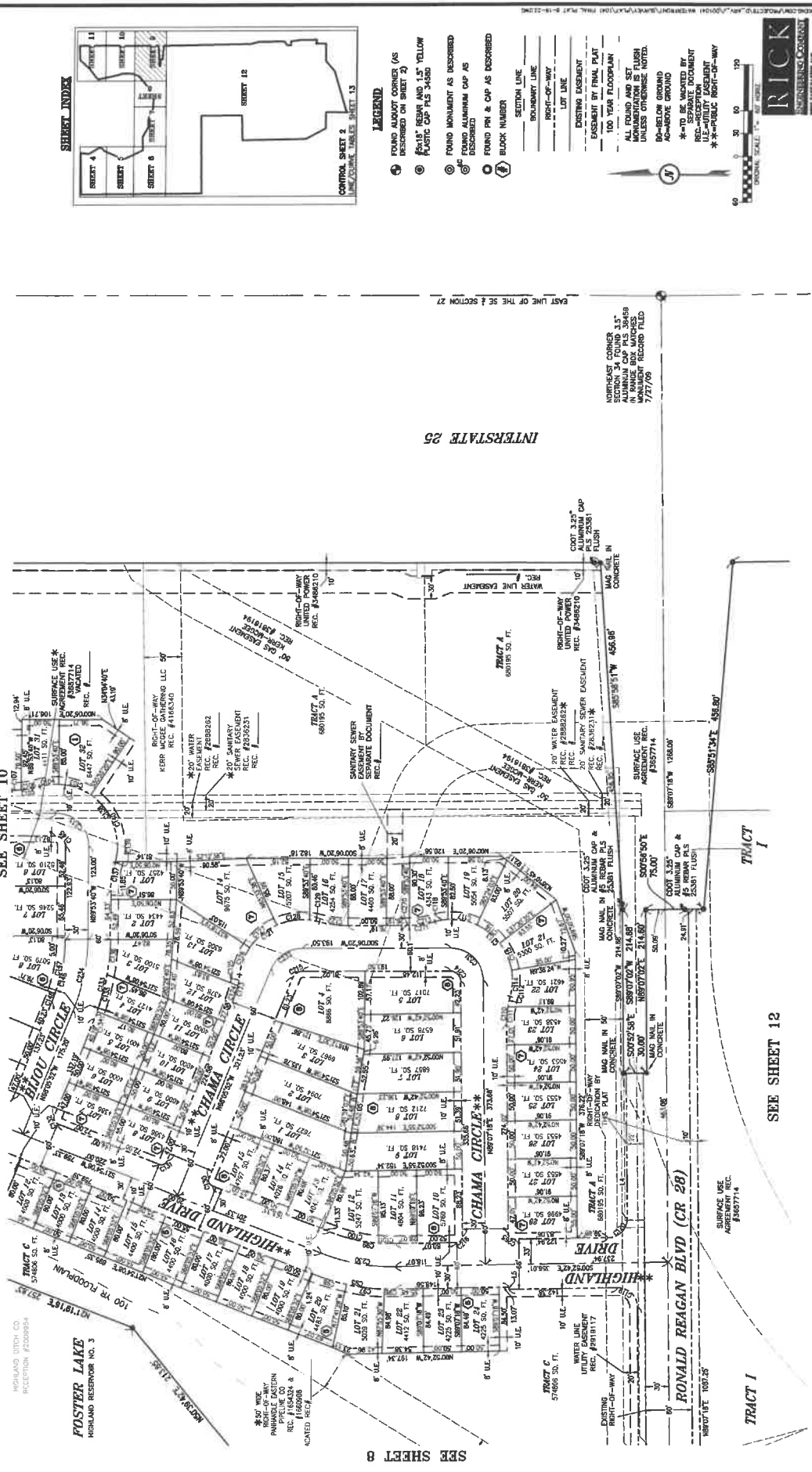
WATERFRONT FILING NO. 1

FINAL PLAT

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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 586.072 ACRES

SHEET 9 OF 13

SEE SHEET 10



- LEGEND**
- ⊕ FOUND ALMOST CORNER (AS DESCRIBED ON SHEET 2)
 - ⊙ FOUND REBAR AND 1.5" YELLOW PLASTIC CAP HAS 3/8" DIA
 - ⊙ FOUND MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP AS DESCRIBED
 - ⊙ FOUND PIN & CAP AS DESCRIBED
 - ⊙ BLOCK NUMBER

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- ENDING EASEMENT
- EASEMENT BY FINAL PLAT
- 100 YEAR FLOODPLAIN
- ALL FOUND AND SET MONUMENTATION IS FLUSH UNLESS OTHERWISE NOTED.
- 8'-0" BELOW GROUND
- AS-BUILT GROUND
- *-TO BE WANTED BY RECORDING OFFICER
- REC-RECEPTION
- U.S. SURVEY EASEMENT
- *-PUBLIC RIGHT-OF-WAY



RICK
ENGINEERING CONSULTANTS
1000 EAST 10TH AVE
CENTRAL, CO 80113
TEL: 303.441.1111
WWW.RICKENGINEERING.COM

WELLS AND UTILITY CO
RECEPTION #1000000

FOSTER LAKE
HIGHLAND RESERVOIR NO. 3

50' WIDE
PARANALE EASTERN
PIPELINE CO
REC. #1000000 &
UNATED REC.

SURFACE USE
AGREEMENT REC.
#1000000

FONALD REAGAN BLVD (CR 28)

TRACT I

SEE SHEET 12

TRACT I

SEE SHEET 8

INTERSTATE 25

NORTHEAST CORNER 1.5"
IN RANGE BOX MARKERS
ALUMINUM CAP HAS 3/8"
REBAR REC'D
7/27/09

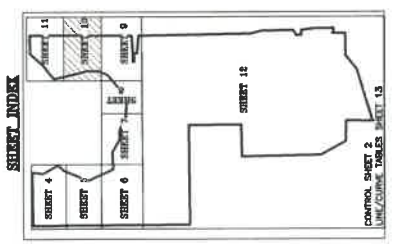
EAST LINE OF THE SE 2 SECTION 27

WATERFRONT FILING NO. 1

FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES

SHEET 10 OF 13



LEGEND

- ⊕ FOUND ALMIGHTY CORNER (AS DESCRIBED ON SHEET 2)
- ⊙ 1/2" REBAR AND 1.5" YELLOW PAINTED CAP PLS. 3/8x5/8
- ⊙ FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND ALUMINUM CAP AS DESCRIBED
- ⊙ FOUND PIN & CAP AS DESCRIBED
- ⊙ BLOCK NUMBER
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING EASEMENT
- EASEMENT BY FINAL PLAT
- 100 YEAR FLOODPLAIN
- ALL FOUND AND SET MONUMENTATION IS FLUSH UNLESS OTHERWISE NOTED
- * TO BE WANTED BY SEPARATE INSTRUMENT
- ** PUBLIC RIGHT-OF-WAY



RICK
 SURVEYS & CONSULTANTS
 1001 EAST WATSON AVE
 CENTENNIAL, CO 80112
 303.949.8889

INTERSTATE 25

EAST LINE OF THE SE 1/4 SECTION 27

FOSTER LAKE
 HIGHLAND RESERVOIR NO. 3

FOSTER LAKE
 HIGHLAND RESERVOIR NO. 3

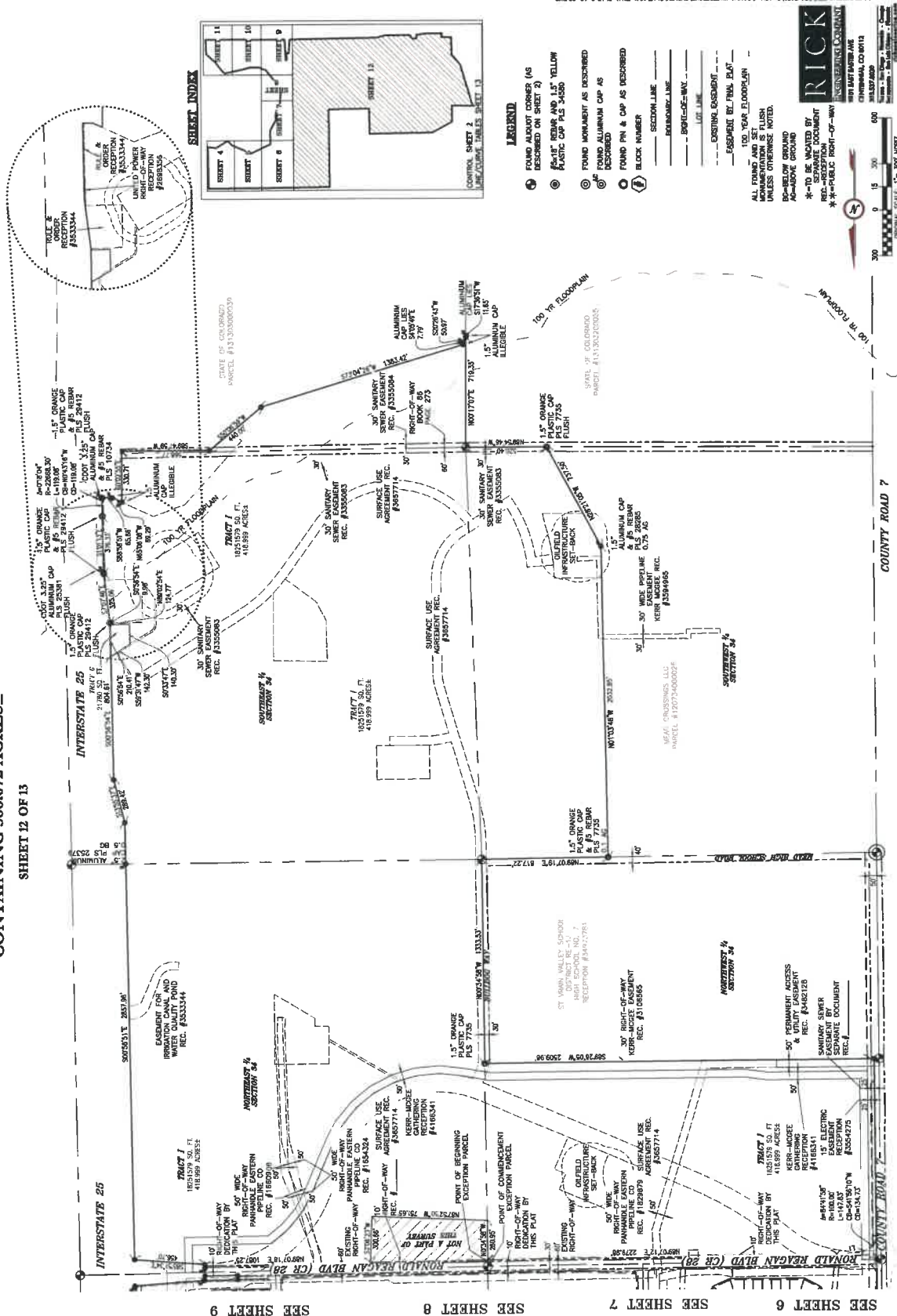
\\P036000\PROJECTS\9_A\9_2010\WATERFRONT\DWG\PLAT\FINAL_PLAT_8-16-22.DWG
 1/28/2024 10:00 AM
 10/16/2024 10:00 AM

WATERFRONT FILING NO. 1

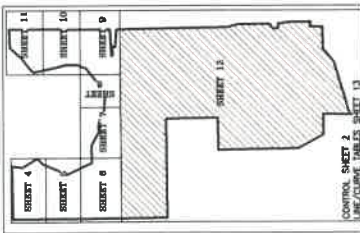
FINAL PLAN

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES±

SHEET 12 OF 13



SHEET INDEX



LEGEND

- ④ FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
- ⑤ 15" ORANGE PLASTIC CAP AND 1.5" YELLOW PLASTIC CAP PLS 34850
- ⑥ FOUND MOMENTUM AS DESCRIBED
- ⑦ FOUND ALUMINUM CAP AS DESCRIBED
- ⑧ FOUND PIN & CAP AS DESCRIBED
- ⑨ BLOCK NUMBER
- SECTION LINE
- REVISION LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTRAL EASEMENT
- EASEMENT BY FINAL PLAT
- 100 YEAR FLOODPLAIN

ALL FOUND AND SET POINTS UNLESS OTHERWISE NOTED.
 BELOW GROUND
 ABOVE GROUND
 * TO BE LOCATED BY SEPARATE DOCUMENT
 REC. SEPARATE DOCUMENT
 ** PUBLIC RIGHT-OF-WAY



SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

COUNTY ROAD 7

COUNTY ROAD 7

\\PDR001\PROJECTS\PROJECTS\WATERFRONT\PROJECTS\PLANS\FINAL PLAT 8-16-22.DWG

