

**TOWN OF MEAD, COLORADO  
BOARD OF TRUSTEES  
RESOLUTION NO. 28-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING  
THE MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT**

**WHEREAS**, the Town of Mead, Colorado (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town Municipal Code (the “MMC”) to regulate the development 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**, the Town (the “Applicant”) has submitted an application for the Mead Community Center Subdivision Preliminary Plat (the “Preliminary Plat”) for the 1.58-acre property generally located south of Martin Ave., and west of Weld County Road 7 (3<sup>rd</sup> St.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

**WHEREAS**, the Applicant is the current record owner of the Property, with the exception of the portion of the Property described in **Exhibit 2**, attached hereto and incorporated herein (“Great Western Railway Parcel”); and

**WHEREAS**, the Applicant is negotiating the acquisition of the Great Western Railway Parcel; and

**WHEREAS**, the Preliminary Plat consolidates the Property into a single 1.58-acre lot, in accordance with the Downtown Mixed Use (DMU) underlying zoning; and

**WHEREAS**, following the conclusion of a public hearing held on March 20, 2024, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to conditions; and

**WHEREAS**, the Planning Commission’s recommendation is memorialized in Resolution No. 01-PC-2024, a copy of which has been provided to the Board of Trustees; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on March 25, 2024 to consider the Preliminary Plat, and

**WHEREAS**, the administrative record for this case 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 for this case, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of the Board of Trustees meeting at which this application was considered; and

**WHEREAS**, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied; and

**WHEREAS**, the Board of Trustees has further determined that approval of the Preliminary 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 RESOLVED** by the Board of Trustees of the Town of Mead, Colorado, that:

**Section 1.** The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

**Section 2.** The Board of Trustees approves the Mead Community Center Preliminary Plat subject to the following conditions of approval:

a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and

b. The Applicant shall secure ownership of the Great Western Railway Parcel prior to the signature of Town officials on the Preliminary Plat, as evidenced by an executed and recorded deed conveying the Great Western Railway Parcel to the Town.

**Section 3.** Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.


**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.


**Section 5. Repealer.** All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 6. Certification.** The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF MARCH, 2024.**

**ATTEST:**

By:   
Mary Strutt, MMC, Town Clerk



**TOWN OF MEAD:**

By:   
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

Mead Community Center Subdivision  
Preliminary Plat (Exhibit begins on the next  
page)

# MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 4

## Sheet Index

SHEET 1 COVER SHEET  
SHEET 2 CONTROL, ZONING  
SHEET 3 EXISTING CONDITIONS WITH EXISTING EASEMENTS, PROPOSED LOT AND EASEMENT  
SHEET 4 EXISTING EASEMENTS, PROPOSED LOT AND EASEMENT

## Ownership and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF MEAD, BEING THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCKS 6 AND 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906 AT RECEPTION NO. 108433, AND VACATED FAIRBAIN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001 AT RECEPTION NO. 2846383, AND ON DECEMBER 21, 2001, AT RECEPTION NO. 291126, AND A PORTION OF VACATED GREAT WESTERN RAILWAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY LINE OF SAID VACATED FAIRBAIN AVENUE DESCRIBED AT REC. NO. 2846383, AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, SAID BLOCK 7, TOWN OF MEAD TO BEAR NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET BETWEEN A FOUND #3 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29030" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, LEGIBLE AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 7, AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 3RD STREET, SOUTH 00°28'25" EAST, A DISTANCE OF 266.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY COMPANY;  
THENCE ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY LINE SOUTH 20°20'37" WEST, A DISTANCE OF 201.85 FEET;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°48'41" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°22'40" WEST, A DISTANCE OF 74.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRBAIN AVENUE;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°44'30" EAST, A DISTANCE OF 159.39 FEET TO THE SOUTHWEST CORNER OF VACATED FAIRBAIN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383;  
THENCE ALONG THE WESTERLY LINE OF SAID VACATED FAIRBAIN AVENUE, AND ALONG THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°12'07" EAST, A DISTANCE OF 140.08 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THIS DESCRIBED FINAL PLAT CONTAINS 68,798 SQ. FT. OR 1.58 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNER: TOWN OF MEAD, COLORADO

ATTEST:

MAYOR \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

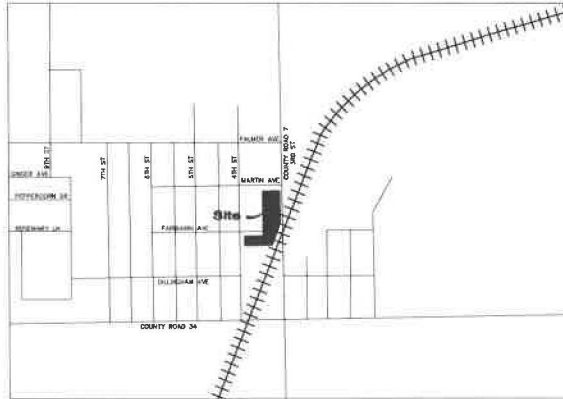
## Site Data Table

SITE AREA (SF/AC)	68,798 SQ.FT. 1.58 AC
TOTAL LOT COVERAGE	0.82 AC
BUILDING (SF)	11,551 SF
LAND USE	OFFICE/BUSINESS USES
BLDG HEIGHT PROPOSED	31'-5"
NUMBER OF EMPLOYEES	8
PARKING SPACES	*REQUIRED 23 84
ACCESSIBLE SPACES	3 3
BICYCLE SPACES	2 8

\*PER MEAD MUNICIPAL CODE - CHAPTER 16 - ARTICLE 8 - TABLE 2.1 PARKING REQUIREMENTS

## Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER AB25180322, DATED SEPTEMBER 28, 2020 AT 5:00 P.M., AND UNITED TITLE COMPANY OF NORTHERN COLORADO, LLC, COMMITMENT NUMBER 15484010, DATED APRIL 02, 2018, WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PRELIMINARY PLAT. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: OPS DERIVED BEARINGS BASED ON A BEARING OF N00°32'45"W ALONG THE WESTERLY LINE OF VACATED FAIRBAIN AVENUE, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001 AT RECEPTION NO. 2846383 AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, BLOCK 7, TOWN OF MEAD, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906 AT RECEPTION NO. 108433, BETWEEN A FOUND #3 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29030", AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, LEGIBLE AT THE N.D. 2846383.
- AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES, HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COUNTS A CLASS 2 (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A OPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARTIN AVENUE, BEING A SET #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRON CONTROL" WITH AN ELEVATION OF 5001.92 FEET (NAVD 83), NG5 POINT L 323, BEING A 3 1/2" BRASS CAP 1.328 1951' LOCATED 2.3 MILES FROM THE SITE AT THE INTERSECTION OF U.S. HWY 66 AND COUNTY ROAD 5, WITH A PUBLISHED ELEVATION OF 4882.16 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 4882.18 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.



Vicinity Map  
SCALE: 1" = 500'

10. DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, AND APRIL 3, 2023.

11. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15484010) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#3 NOV 25, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN LIQUOR RESTRICTIONS OIL AND GAS LEASE DECLARATION OF POOLING EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
#10 MAY 17, 1907	BK 258, PG 314	
#16 OCT 24, 2013	REC. NO. 3973325	
DEC 21, 2017	REC. NO. 4362369	
FEB 5, 2018	REC. NO. 4464778	

12. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15484010) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#6 NOV 25, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN MINERAL RESERVATIONS OIL AND GAS LEASE
#10 MARCH 3, 1882	REC. NO. 8091	
#16 MARCH 19, 2014	REC. NO. 4003113	
#17 AUGUST 29, 2013	REC. NO. 3959913	

13. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' UNSHADDED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08123C-1680 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.

14. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 68,798 SQ. FT. OR 1.58 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A MORE OR LESS FIGURE, AND IS NOT TO BE REIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

15. EASEMENTS RECORDED AT REC. NOS. 2846383, 291126, 3397569, AND 3767169 ARE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP AND EASEMENT INTERESTS.

16. FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.

**Certificate of Approval by the Board of Trustees:**  
THIS PRELIMINARY PLAT OF "MEAD COMMUNITY CENTER SUBDIVISION" IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_ 20\_\_\_\_. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

## Planning Commission Certificate:

APPROVED BY THE MEAD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_

## Surveyor's Certificate:

I, JAMES Z. GOWAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_TH DAY OF \_\_\_\_\_, 20\_\_.

IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN, COLORADO P.L.S. #28038  
VICE PRESIDENT, FLATIRONS, INC.

## Engineer

MPD ENGINEERING, LLC  
BOULDER, CO  
MARC DOLEZAL, P.E.

## Owner/Developer/Applicant

TOWN OF MEAD  
441 THIRD STREET  
MEAD, CO 80542

PRELIMINARY PLAT

**Flatirons, Inc.**  
Land Surveying Services  
4501 LOCAN ST.  
DENVER, CO 80226  
W2E 105 AVE. STE. 305  
BALDWIN, CO 80007  
LONGMONT, CO 80501  
FAX: (303) 443-8800  
FAX: (303) 443-8800  
FAX: (303) 776-1355



**DRAFT**  
NOT FOR CONSTRUCTION  
THIS DOCUMENT IS FOR INFORMATION ONLY  
AND DOES NOT REPRESENT A FINAL DESIGN

JOB NUMBER:

23-79,499

DATE:

7/24/2023

DRAWN BY:

E. PRESCOTT

CHECKED BY:

JK/JZC

SHEET 1 OF 4

# MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

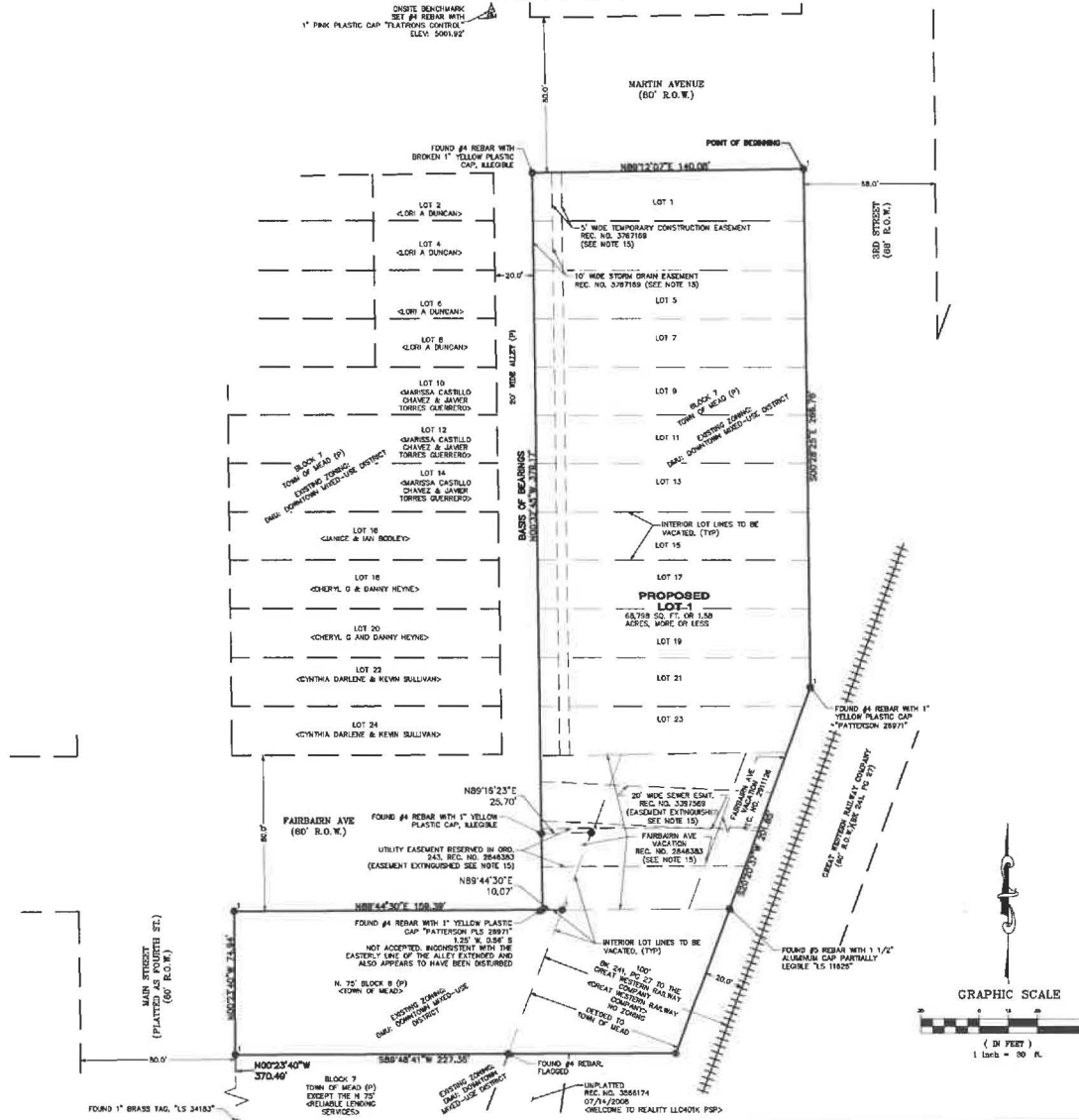
A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND  
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TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
SHEET 2 OF 4

## Legend

- FOUND MONUMENT AS DESCRIBED
- ① FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATERSON 28971"
- ② FOUND BRASS TAG AS DESCRIBED
- ⊙ SET TEMPORARY BENCHMARK AS DESCRIBED
- ⊙ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29039"
- ++++ CENTERLINE OF RAILROAD TRACKS

## Boundary Closure Report

COURSE: S00°28'25"E LENGTH: 266.76'  
COURSE: S20°20'37"W LENGTH: 201.80'  
COURSE: S89°48'41"W LENGTH: 227.35'  
COURSE: N00°23'40"W LENGTH: 74.94'  
COURSE: N89°44'30"E LENGTH: 159.39'  
COURSE: N00°32'45"W LENGTH: 379.17'  
COURSE: N89°12'07"E LENGTH: 140.09'  
AREA: 68798 SQ. FT.  
ERROR CLOSURE: 0.01  
ERROR NORTH: 0.002  
PRECISION 1: 144954  
COURSE: N79°06'18"E  
EAST: 0.010



Control Diagram

DATE	BY	REVISION
11/11/2021	J. PRESCOTT	1
11/11/2021	J. PRESCOTT	2
11/11/2021	J. PRESCOTT	3
11/11/2021	J. PRESCOTT	4
11/11/2021	J. PRESCOTT	5
11/11/2021	J. PRESCOTT	6
11/11/2021	J. PRESCOTT	7
11/11/2021	J. PRESCOTT	8
11/11/2021	J. PRESCOTT	9
11/11/2021	J. PRESCOTT	10

PRELIMINARY PLAT

**Flatirons, Inc.**  
Land Surveying Services  
www.flatironsinc.com  
4555 NORTH AVE  
BOULDER, CO 80501  
PHONE: (303) 445-1333  
FAX: (303) 445-1000  
FAX: (303) 923-3190



**DRAFT**  
WARNING: COPIES OF THIS PLAT ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

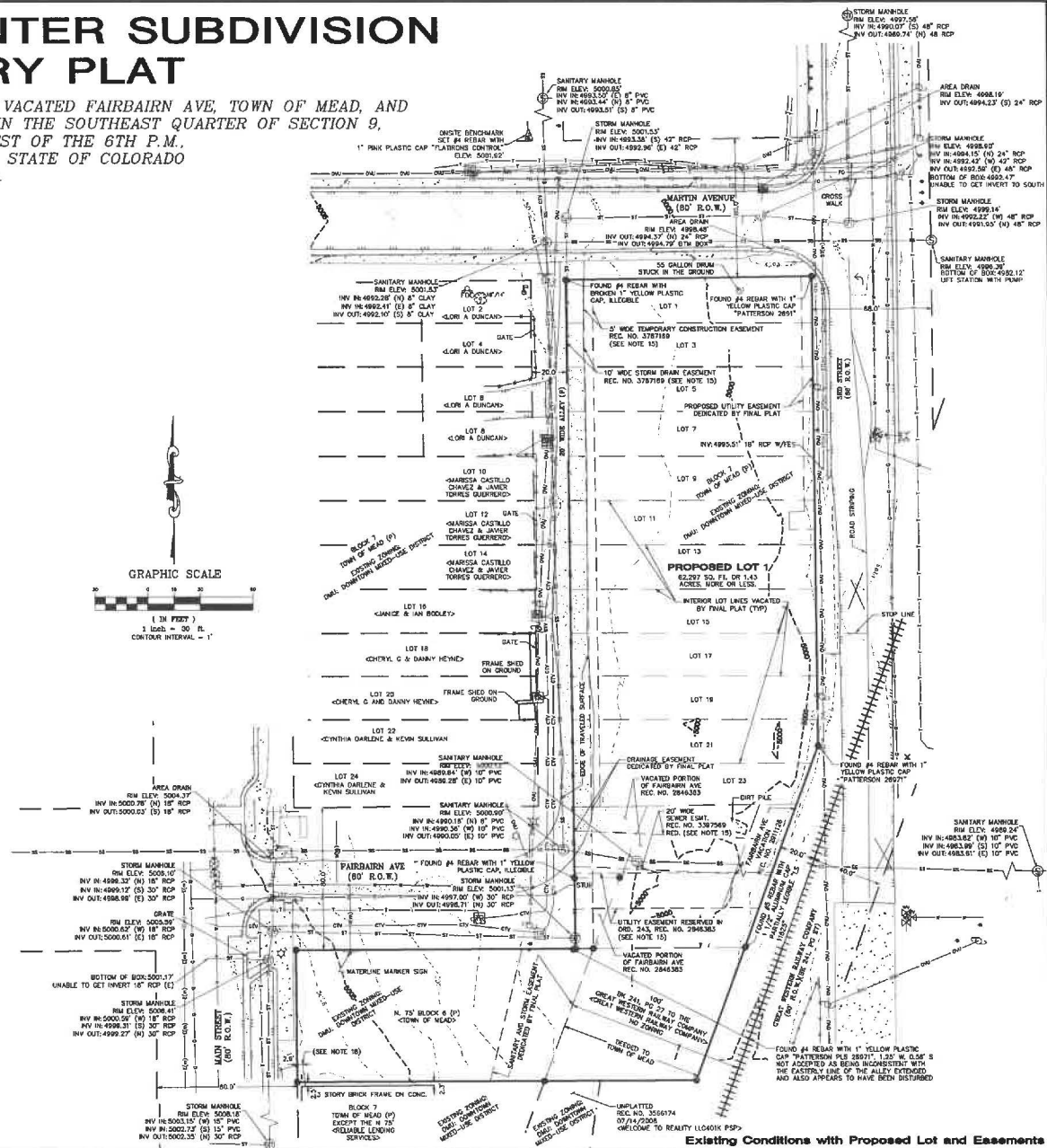
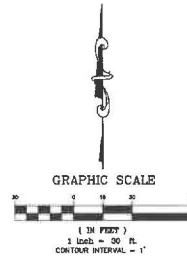
JOB NUMBER: 23-79,439  
DATE: 7/24/2023  
DRAWN BY: E. PRESCOTT  
CHECKED BY: J. PRESCOTT  
J/P/23

SHEET 2 OF 4

# MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIN AVE, TOWN OF MEAD, AND  
A PORTION OF THE GREAT WESTERN RAILWAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
SHEET 3 OF 4

- Legend**
- FOUND MONUMENT AS DESCRIBED
  - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
  - FOUND BRASS TAG AS DESCRIBED
  - SET TEMPORARY BENCHMARK AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 25038"
  - AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1908
  - (P) CONCRETE
  - TRAVELED SURFACE FOR 20' WIDE ALLEY (P) AND FAIRBAIN AVE
  - EDGE OF ASPHALT
  - FENCE
  - SIGN
  - DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
  - WATER LINE
  - WATER LINE SCALED FROM MAPS
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - STORM SEWER LINE
  - STORM SEWER MANHOLE
  - ELECTRIC LINE
  - TRANSFORMER
  - LIGHT POLE
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - TRAFFIC LIGHT
  - CABLE/FIBEROPTIC RISER
  - FIBEROPTIC VAULT
  - TELEPHONE LINE
  - TELEPHONE RISER
  - GAS LINE
  - FLAGPOLE
  - RAILROAD CROSSING
  - ELEV ELEVATION
  - INV INVERT
  - PVC PLASTIC PIPE
  - RCF REINFORCED CONCRETE PIPE
  - +++ CENTER LINE OF RAILROAD TRACKS



**PRELIMINARY PLAT**

Copyright 2024 Flatiron, Inc.

**Flatiron, Inc.**  
Landmark Survey  
4501 LODAN ST.  
DENVER, CO 80201  
PHONE (303) 776-1355  
FAX (303) 776-1355

4535 FOURTH AVE  
DENVER, CO 80202  
PHONE (303) 443-1800  
FAX (303) 443-1800

**DRAFT**  
WORKING COPY ONLY  
DO NOT FILE FOR RECORD  
AND SIGNATURE

JOB NUMBER:  
23-78,489  
DATE:  
07-24-2023  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
JK/JZC

SHEET 3 OF 4

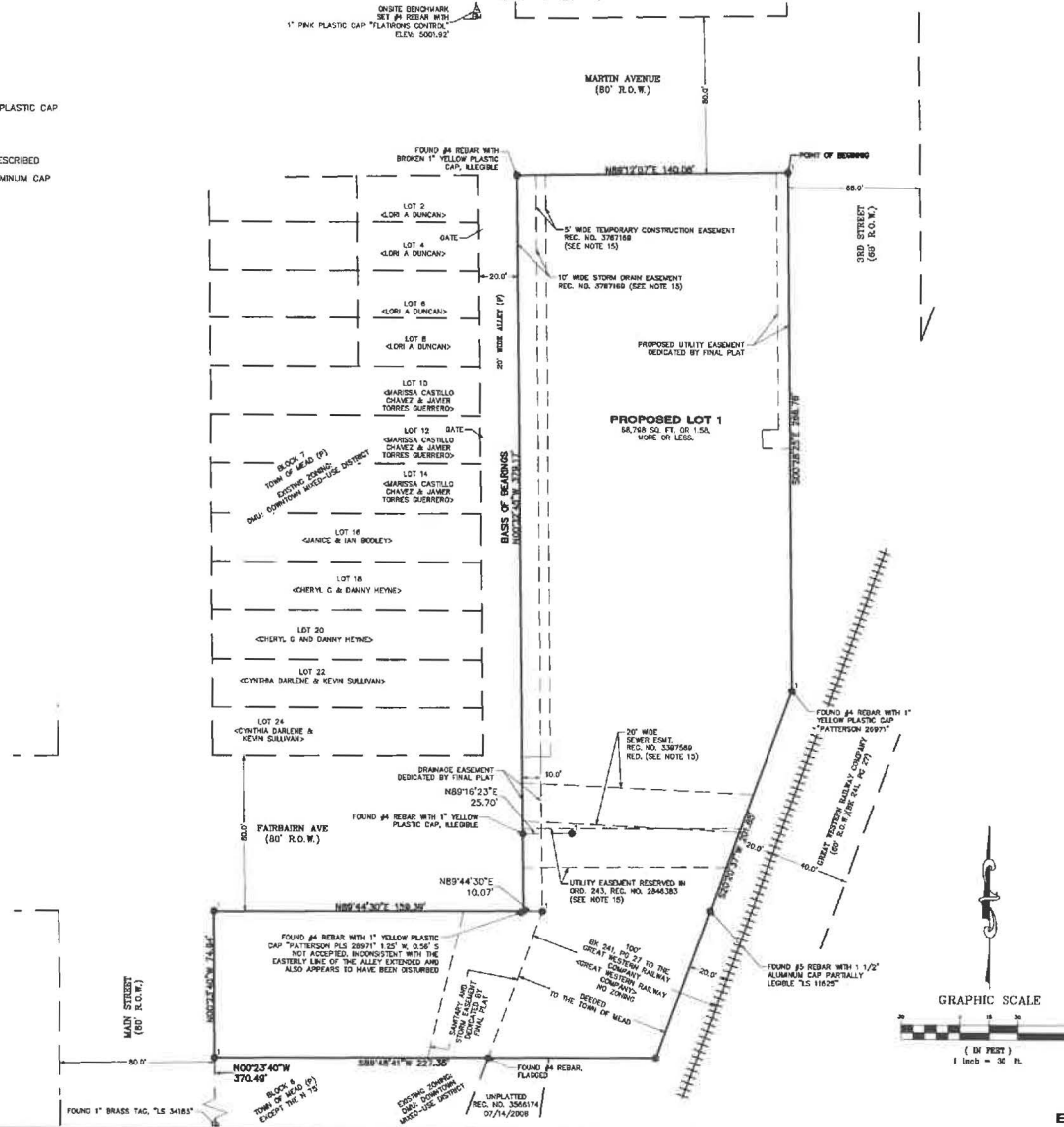


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TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 4

- Legend**
- FOUND MONUMENT AS DESCRIBED
  - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 28971"
  - FOUND BRASS TAG AS DESCRIBED
  - SET TEMPORARY BENCHMARK AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURVY 28038"
  - ++++ CENTERLINE OF RAILROAD TRACKS



Existing Easements AND Proposed Lot and Easements

DATE	2023-07-24
PLAT	2023-07-24
PRELIMINARY PLAT	
FLATRONS, INC.	
Land Surveying Services	
3025 8th Ave. Ste. 300	4501 Logan St.
Longmont, CO 80501	Denver, CO 80202
Phone: (303) 778-4355	Phone: (303) 445-8800
Fax: (303) 778-4355	Fax: (303) 445-8800
<b>DRAFT</b> WORKING COPY ONLY NOT FOR CONSTRUCTION	
JOB NUMBER:	23-79,499
DATE:	7/24/2023
DRAWN BY:	G. PRESCOTT
CHECKED BY:	JK/JDC
SHEET 4 OF 4	

## EXHIBIT 2

### Great Western Railway Parcel

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF VACATED FAIRBARIN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383, AND ON DECEMBER 21, 2001, AT RECEPTION NO. 2911126 TO BEAR NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET, BETWEEN A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971" AT A POINT ON SAID SOUTH LINE AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP PARTIALLY LEGIBLE "LS 11625" AT THE SOUTHEAST CORNER OF SAID VACATED FAIRBAIRN AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON THE SAID SOUTH LINE OF FAIRBAIRN AVENUE;  
THENCE ALONG SAID SOUTH LINE NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET TO SAID SOUTHEAST CORNER;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 20°20'37" WEST, A DISTANCE OF 80.36 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY ON JULY 14, 2008, AT RECEPTION NO. 3566174, EXTENDED EASTERLY;

THENCE ALONG SAID NORTHERLY EXTENDED EASTERLY, SOUTH 89°48'41" WEST, A DISTANCE OF 86.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 75' OF BLOCK 6, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 6, NORTH 20°31'26" EAST, A DISTANCE OF 80.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.