

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1052**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING THE
MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT**

WHEREAS, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate the subdivision of land; and

WHEREAS, the Town of Mead, Colorado (“**Applicant**”), has submitted a final plat application for property consisting of 1.58 acres, more or less, generally located south of Martin Avenue and west of Weld County Road 7 (3rd Street) in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Mead Community Center Subdivision Final Plat (“**Property**”); and

WHEREAS, a copy of the Mead Community Center Subdivision Final Plat (“**Final Plat**”) is attached to this Ordinance as **EXHIBIT 1** and is incorporated herein by reference; and

WHEREAS, the Applicant is the owner 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 confirmation by the Board of Trustees through the adoption of an ordinance approving the Final Plat; and

WHEREAS, the Planning Commission held a public hearing on March 20, 2024 regarding the Mead Community Center Subdivision Preliminary Plat (“**Preliminary Plat**”) and, following the conclusion of the public hearing, recommended conditional approval of the Preliminary Plat to the Board of Trustees via Resolution No. 01-PC-2024; 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. 28-R-2024, dated March 25, 2024; 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 Applicant and members of the public, and the audio and video 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 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 the Mead Community Center Subdivision Final Plat, be approved subject to the following condition of approval:

- a. Prior to, and as a condition of recordation of the Final Plat, the Applicant shall resolve/correct any and all minor technical issues as directed by Town Staff.

Section 2. Subject to review and approval of the Final Plat mylar by the Town Staff, and satisfaction of the condition set forth in Section 1.a. above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Final Plat mylar.

Section 3. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 4. 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 5. 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 6. 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 29th DAY OF APRIL, 2024.

ATTEST:

By: 
Mary E. Strutt, Mead Town Clerk



TOWN OF MEAD

By: 
Colleen G. Whitlow, Mayor

EXHIBIT 1

Mead Community Center Subdivision Final Plat

[Attached.]

MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN 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 2

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'-0"
NUMBER OF EMPLOYEES	8
	*REQUIRED PROPOSED
PARKING SPACES	23 84
ACCESSIBLE SPACES	3 3
BICYCLE SPACES	2 6

*PER MEAD MUNICIPAL CODE - CHAPTER 18 - ARTICLE 6 - TABLE 2.1 PARKING REQUIREMENTS

Certificate of Ownership and Dedication.

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS DESCRIBED BELOW, AND BY THIS PLAT, HAS CAUSED SAID LAND TO BE RESUBDIVIDED AND CONSOLIDATED INTO ONE (1) LOT UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION.

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE:
(1) HAS CAUSED SAID LAND TO BE REPLATED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT; AND (2) HEREBY DEDICATES AND GRANTS FOR THE PUBLIC BENEFIT SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND/OR FACILITIES OR SERVICES CONSISTENT WITH THE PURPOSE OF THE EASEMENT, BY THE TOWN OR APPLICABLE UTILITY/SERVICE PROVIDER OR ENTITY. THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN, AND FURTHER RESERVES THE RIGHT TO REMOVE OR REQUIRE THE OWNER(S) OF IMPROVEMENTS IN THE EASEMENTS TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH THEIR USE AND ENJOYMENT FOR THEIR INTENDED PURPOSE. THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AUTHORIZED AGENTS, LICENSEES, PERMITTEES AND ASSIGNS, ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREON SHALL BE BINDING ON THE OWNER AND THE SUCCESSORS AND ASSIGNS OF THE OWNER.

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:

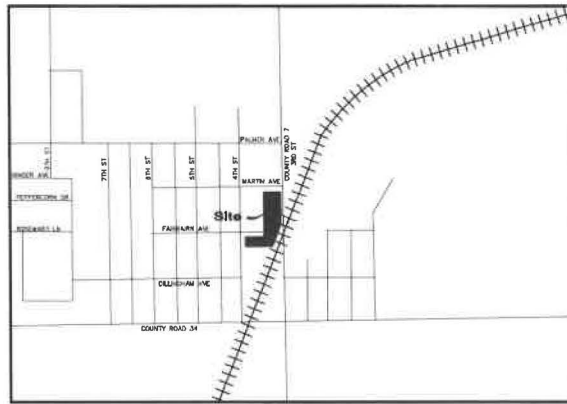
CONSIDERING THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT REC. NO. 2846383 AND THE EASTERLY LINE OF A 20' WIDE PLATED ALLEY, BLOCK 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 108433 TO BEAR NORTH 002°24' WEST, A DISTANCE OF 378.17 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN 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.

BEINGNINE AT SAID NORTHWEST CORNER,
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MEAD STREET, NORTH 89°12'07" EAST, A DISTANCE OF 140.08 FEET;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 3500 STREET, SOUTH 02°28'23" EAST, A DISTANCE OF 266.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY COMPANY;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 20°23'07" 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°23'40" WEST, A DISTANCE OF 74.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRBAIRN AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°44'30" EAST, A DISTANCE OF 108.39 FEET TO THE WESTERN CORNER OF SAID VACATED FAIRBAIRN AVENUE;
THENCE ALONG THE WESTERLY LINE OF SAID VACATED FAIRBAIRN AVENUE, AND ALONG THE EASTERLY LINE OF SAID 20' WIDE PLATED ALLEY, NORTH 00°12'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

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

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND SEAL THIS ____ DAY OF _____ 20____

OWNER: TOWN OF MEAD, COLORADO ATTEST: _____
MAYOR TOWN CLERK



Vicinity Map
SCALE: 1" = 500'

Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER AB025180322, DATED SEPTEMBER 28, 2000 AT 5:00 P.M., AND UNITED TITLE COMPANY OF NORTHERN COLORADO, LLC COMMITMENT NUMBER 15404010, DATED APRIL 22, 2016, WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS FINAL PLAT. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
2. 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.
3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°32'45"W ALONG THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001 AT RECEPTION NO. 2846383 ALSO BEING THE EASTERLY LINE OF A 20' WIDE PLATED ALLEY IN BLOCK 7 OF THE TOWN OF MEAD, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 108433 BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29038", AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN YELLOW PLASTIC CAP, LEGIBLE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7, SAID TOWN OF MEAD AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-508.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, AND APRIL 3, 2023
7. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER AB025180322) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT IT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE:
#9 NOV 26, 1877 BK 22, PG 217 DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN LIQUOR RESTRICTIONS DR. AND GAS LEASE DECLARATION OF POOLING EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
#10 MAY 17, 1907 BK 258, PG 314 DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#16 OCT 24, 2013 REC. NO. 3973325 DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
DEC 21, 2017 REC. NO. 4362399 MINERAL RESERVATIONS, OIL AND GAS LEASE
FEB 5, 2019 REC. NO. 4464778 OIL AND GAS LEASE
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15404010) 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:
#9 NOV 26, 1877 BK 22, PG 217 DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10 MARCH 3, 1882 REC. NO. 8091 MINERAL RESERVATIONS, OIL AND GAS LEASE
#16 MARCH 19, 2014 REC. NO. 4003133 OIL AND GAS LEASE
#17 AUGUST 20, 2013 REC. NO. 3959913 OIL AND GAS LEASE
9. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08123C-180 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.
10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 88,798 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 RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
11. EASEMENTS RECORDED AT RECEPTION NOS. 2846383, 291126, 3307569, AND 3787169 IN THE WELD COUNTY REAL PROPERTY RECORDS (COLLECTIVELY, THE "PRIOR EASEMENTS") ARE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP OF THE PROPERTY DESCRIBED IN THIS PLAT AND THE PRIOR EASEMENTS. THE PRIOR EASEMENTS ARE HEREBY EXTINGUISHED AND VACATED BY THIS PLAT.
12. THE LOT LINES OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 18, 21, AND 23, AS PER THE PLAT OF TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 108433, ALONG WITH THE PARCEL LINES FOR VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383, AND AS VACATED ON DECEMBER 21, 2001 AT RECEPTION NO. 291126, ARE BEING VACATED PER THIS FINAL PLAT.
13. THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT, AND UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN FOR PUBLIC BENEFIT, WITH USE AND CONTROL RIGHTS RESERVED TO THE TOWN, WHICH USE RIGHTS MAY BE DELEGATED TO OTHER UTILITY COMPANIES OR SERVICE ENTITIES WITH THE PRIOR WRITTEN CONSENT OF THE TOWN. THE TOWN INTENDS THAT THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT, AND UTILITY EASEMENT AS SHOWN HEREON SHALL RUN WITH THE LAND AND SURVIVE ANY FUTURE CONVEYANCE OF THE PROPERTY DESCRIBED IN THIS PLAT UNLESS AND UNTIL EXPRESSLY VACATED BY THE TOWN.
14. NO MERGE: THE TOWN SPECIFICALLY INTENDS THAT THE PUBLIC EASEMENTS DEDICATED TO THE TOWN AS SHOWN HEREON (THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT AND UTILITY EASEMENT) SHALL NOT MERGE IN THE TOWN'S FEE INTEREST OF THE SUBJECT PROPERTY, IT BEING THE TOWN'S SPECIFIC INTENT THAT ALL SUCH EASEMENTS SHALL RUN WITH THE LAND AND BIND ALL FUTURE OWNER(S) OF THE PROPERTY DESCRIBED IN THIS PLAT UNLESS AND UNTIL EXPRESSLY VACATED BY THE TOWN.
15. THE TOWN RESERVES THE RIGHT TO LOCATE TOWN UTILITIES, DRAINAGE INFRASTRUCTURE OR OTHER RELATED PUBLIC IMPROVEMENTS OR APPURTENANCES ANYWHERE ON THE PROPERTY DESCRIBED IN THIS PLAT, PROVIDED THAT THE PROPOSED LOCATIONS THEREOF BE REVIEWED AND APPROVED IN ADVANCE BY THE TOWN ENGINEER, TO THE EXTENT THAT THE TOWN SEEKS TO CONVEY THE PROPERTY DESCRIBED IN THIS PLAT (OR ANY PORTION THEREOF) IN THE FUTURE TO A THIRD-PARTY PURCHASER. THE TOWN WILL RESERVE ALL NECESSARY EASEMENT(S) IN THE CONVEYANCE DEED OR AS A CONDITION OF SALE.
16. IN THE EVENT UNITED POWER, INC. FACILITIES ARE PLACED BENEATH LANDSCAPED AREAS OR HARD SURFACE SUCH AS, BUT NOT LIMITED TO, ASPHALT OR CONCRETE, AND THE FACILITIES REQUIRE MAINTENANCE, REPLACEMENT, REPAIR, ENLARGEMENT, RECONSTRUCTION, IMPROVEMENT, INSPECTION, AND/OR REMOVAL AT ANY TIME, UNITED POWER, INC. WILL NOT BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RESTORATION OR REPLACEMENTS OF ANY HARD SURFACES.

Town Engineer Certificate

APPROVED AS TO FORM BY THE TOWN ENGINEER OF THE TOWN OF MEAD, COLORADO, THIS

___ DAY OF _____ A.D. _____

TOWN ENGINEER _____

Certificate of Final Staff Review and Approval

THIS FINAL PLAT OF MEAD COMMUNITY CENTER SUBDIVISION HAS BEEN REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS DAY OF _____ 20____

TOWN MANAGER _____

Certificate of Approval by the Board of Trustees

THIS FINAL PLAT OF MEAD COMMUNITY CENTER SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ ("ORDINANCE"), PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, _____, 20____. THE ORDINANCE FURTHER ACKNOWLEDGES THAT THE TOWN WAS THE BENEFICIARY OF CERTAIN EASEMENTS GRANTED TO THE TOWN OVER THE PROPERTY DESCRIBED HEREIN AND RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NOS. 2846383, 291126, 3307569, AND 3787169. THE TOWN ACKNOWLEDGES THAT SUCH EASEMENTS HAVE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP AND EASEMENT INTERESTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.
THE TOWN FURTHER HEREBY ACCEPTS, FOR THE PUBLIC BENEFIT, ALL EASEMENT DEDICATIONS SHOWN ON THIS FINAL PLAT, AND ALL USE AND CONTROL RIGHTS ASSOCIATED THERETO.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

Surveyor's Certificate:

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

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES S. COWAN, COLORADO P.L.S. #26058
VICE PRESIDENT, FLATIRON, INC.

Engineer
MPD ENGINEERING, LLC
BOULDER, CO
WARG DOLEZAL, P.E.
Owner/Developer/Applicant
TOWN OF MEAD
441 THIRD STREET
MEAD, CO 80542

DATE	BY	REVISION
2023-11-15	MPD	1. PRELIMINARY PLAT CHECK
2023-11-15	MPD	2. PRELIMINARY PLAT CHECK
2023-11-15	MPD	3. PRELIMINARY PLAT CHECK
2023-11-15	MPD	4. PRELIMINARY PLAT CHECK
2023-11-15	MPD	5. PRELIMINARY PLAT CHECK
2023-11-15	MPD	6. PRELIMINARY PLAT CHECK
2023-11-15	MPD	7. PRELIMINARY PLAT CHECK
2023-11-15	MPD	8. PRELIMINARY PLAT CHECK
2023-11-15	MPD	9. PRELIMINARY PLAT CHECK
2023-11-15	MPD	10. PRELIMINARY PLAT CHECK

FINAL PLAT
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Flatiron, Inc.
Land Surveying Services
www.flatironinc.com
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BOULDER, CO 80501
PH: (303) 441-7000
FAX: (303) 441-9500
5625 895 895 AVE. STE. 300
BOULDER, CO 80501
PH: (303) 441-7000
FAX: (303) 441-9500



DRAFT
WARNING: THIS IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONVEYANCE OF REAL ESTATE.

JOB NUMBER: 23-79-499
DATE: 07/24/2023
DRAWN BY: E. PERSCOTT
CHECKED BY: WARG DOLEZAL
K./JZ
SHEET 1 OF 2

MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN 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

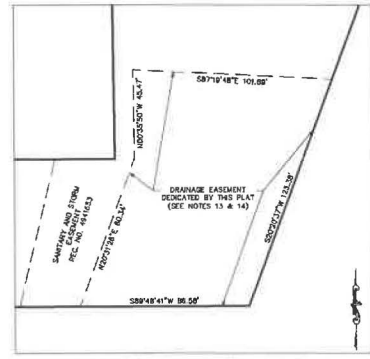
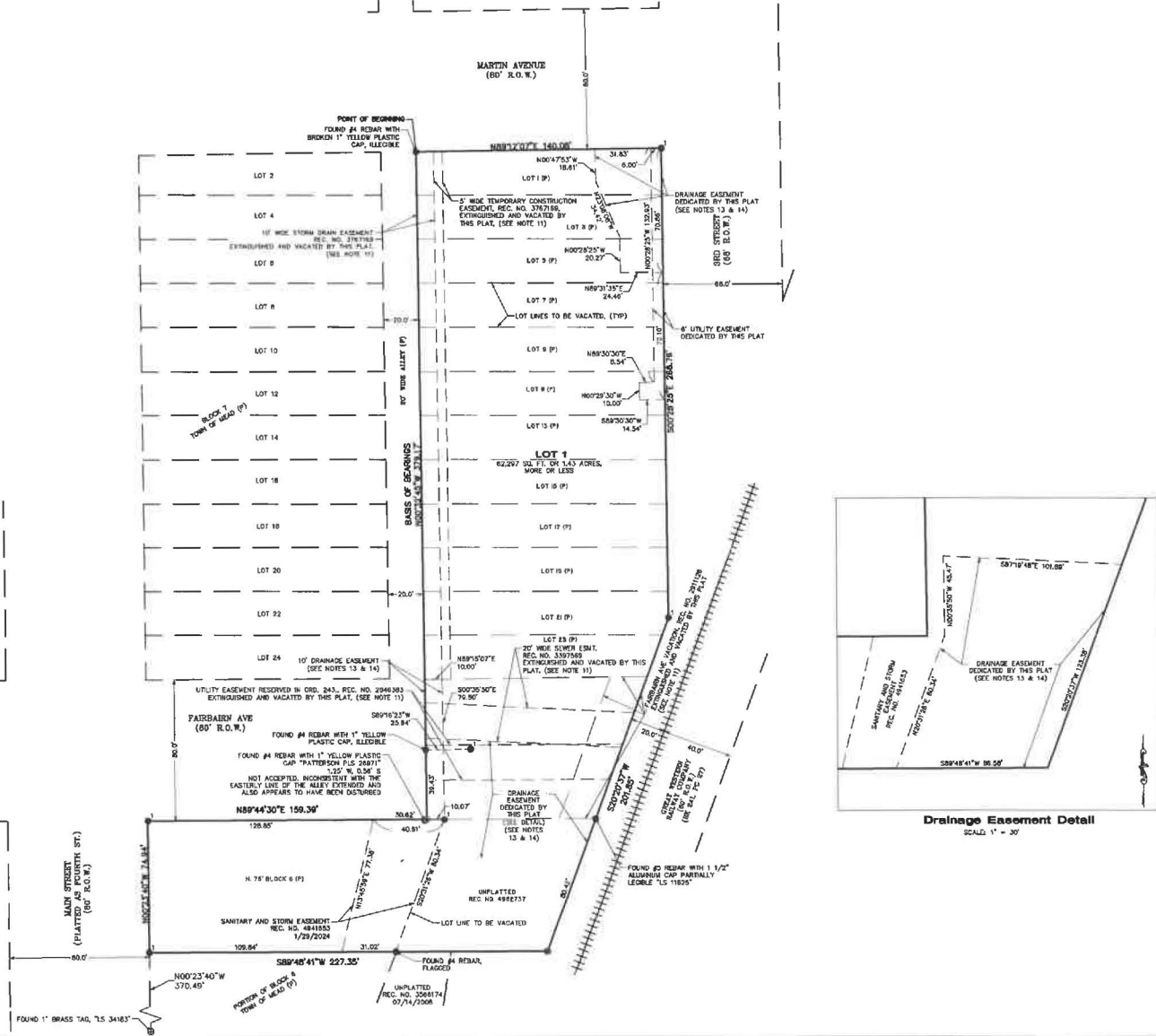
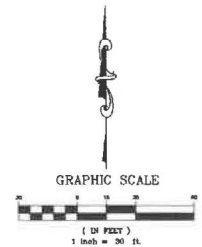
SHEET 2 OF 2

- Legend**
- FOUND MONUMENT AS DESCRIBED
 - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26871"
 - FOUND #8 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
 - ⊙ FOUND BRASS TAG AS DESCRIBED
 - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1908
 - ++++ CENTERLINE OF RAILROAD TRACKS

Boundary Closure Report

COURSE: S00°28'25"E	LENGTH: 266.76'
COURSE: S20°20'37"W	LENGTH: 201.85'
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°33'45"W	LENGTH: 379.17'
COURSE: N89°12'07"E	LENGTH: 140.08'

AREA: 68798 SQ. FT.
 ERROR CLOSURE: 0.01
 ERROR NORTH: 0.002
 ERROR EAST: 0.010
 PRECISION 1: 144954



REVISION	DATE	BY	DESCRIPTION
1	07/24/2023	EP	ISSUED FOR PERMIT
2	07/24/2023	EP	REVISION FOR PERMIT
3	07/24/2023	EP	REVISION FOR PERMIT
4	07/24/2023	EP	REVISION FOR PERMIT
5	07/24/2023	EP	REVISION FOR PERMIT
6	07/24/2023	EP	REVISION FOR PERMIT
7	07/24/2023	EP	REVISION FOR PERMIT
8	07/24/2023	EP	REVISION FOR PERMIT
9	07/24/2023	EP	REVISION FOR PERMIT
10	07/24/2023	EP	REVISION FOR PERMIT

FINAL PLAT

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 655 W. WATSON AVE.
 SUITE 1000
 FORT COLLINS, CO 80501
 PH: (970) 441-7001
 FAX: (970) 441-7001
 655 W. WATSON AVE.
 SUITE 1000
 DENVER, CO 80216
 PH: (303) 776-1733
 FAX: (303) 776-1733



DRAFT
 WORKING COPY ONLY
 THIS PLAT HAS NOT BEEN
 RECORDED IN THE PUBLIC RECORDS

JOB NUMBER:
 23-78-499
 DATE:
 07/24/2023
 DRAWN BY:
 E. PRESCOTT
 CHECKED BY:
 JK/JZG

SHEET 2 OF 2