

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	0.62 AC	
BUILDING (SF)	11,551 SF	
LAND USE	OFFICE/BUSINESS USES	
BLDG HEIGHT PROPOSED	31'-5"	
NUMBER OF EMPLOYEES	6	
	*REQUIRED	PROPOSED
PARKING SPACES	23	64
ACCESSIBLE SPACES	3	3
BICYCLE SPACES	2	6

*PER MEAD MUNICIPAL COE - CHARTER 16 - ARTICLE II - 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 REPLATTED 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 AND 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 HEREIN 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:

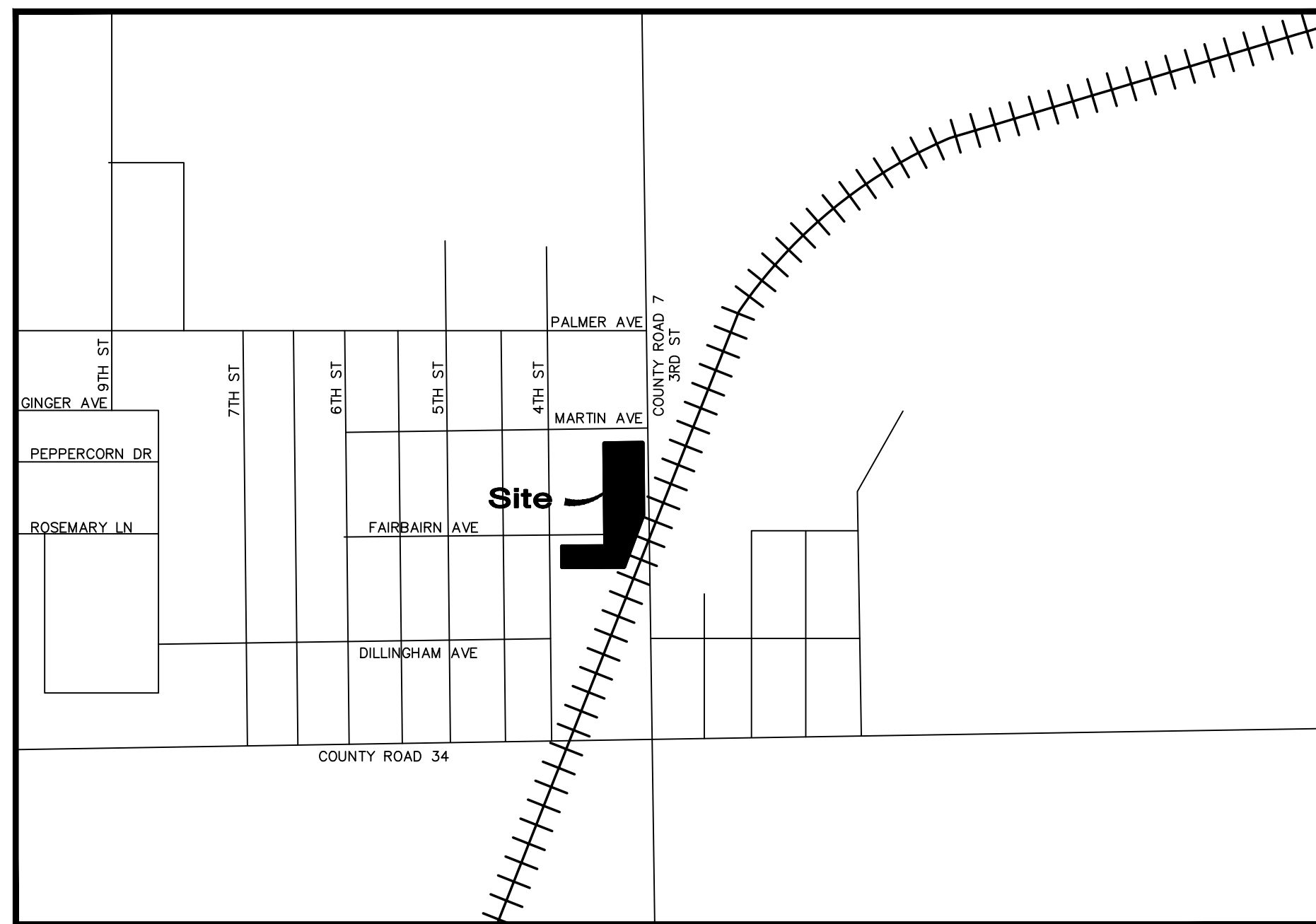
CONSIDERING THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT REC. NO. 2846383, AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, BLOCK 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433 TO BEAR NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN YELLOW PLASTIC CAP, ILLEGIBLE 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 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 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 SAID WESTERLY 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°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 159.39 FEET TO THE SOUTHWEST 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 PLATTED ALLEY, NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

THUS-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 HEREUNTO SET OUR HAND AND SEAL THIS ____ DAY OF _____, 20____.

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



Vicinity Map
SCALE: 1" = 500'

Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ25180322, DATED SEPTEMBER 28, 2020 AT 5:00 P.M., AND UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC COMMITMENT NUMBER 15404UTG, DATED APRIL 02, 2018, 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.
- 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: 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 PLATTED ALLEY IN BLOCK 7 OF THE TOWN OF MEAD, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATRONS SURV 29038", AT THE SOUTHWESTERLY CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN YELLOW PLASTIC CAP, ILLEGIBLE 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, AND APRIL 3, 2023
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER ABJ25180322) 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	MAY 17, 1907	BK 258, PG 314	LIQUOR RESTRICTIONS
#16	OCT 24, 2013	REC. NO. 3973325	OIL AND GAS LEASE
	DEC 21, 2017	REC. NO. 4362399	DECLARATION OF POOLING
	FEB 5, 2019	REC. NO. 4464778	EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15404UTG) 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.
#16	MARCH 19, 2014	REC. NO. 4003113	OIL AND GAS LEASE
#17	AUGUST 29, 2013	REC. NO. 3959913	OIL AND GAS LEASE
- 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-1880 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 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 RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- EASEMENTS RECORDED AT RECEPTION NOS. 2846383, 2911126, 3397569, AND 3767169 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.
- THE LOT LINES OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 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. 106433, 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. 2911126, ARE BEING VACATED PER THIS FINAL PLAT.
- 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.
- NO MERGER. 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.
- 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 HAVE BEEN 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.
- 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, REPAIRS, 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 _____, _____. 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, 2911126, 3397569, AND 3767169. 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 THEREWITH.

MAYOR

ATTEST:

TOWN CLERK

Surveyor's Certificate:

I, JAMES Z. GOWAN, 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 Z. GOWAN, COLORADO P.L.S. #29038
VICE PRESIDENT, FLATRONS, INC.

Engineer

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

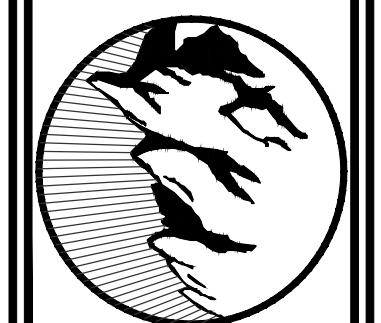
Owner/Developer/Applicant

TOWN OF MEAD
441 THIRD STREET
MEAD, CO 80542

REVISION	DATE
1	2023-08-14 EP
2	2024-01-14 EP
3	2024-03-14 EP
4	2024-04-22 EP

FINAL PLAT

Flatrons, Inc.
Land Surveying Services
www.flatronsinc.com
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BOULDER, CO 80501
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FAX: (303) 923-3180



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JOB NUMBER:
23-79,499
DATE:
07/24/2023
DRAWN BY:
E. PRESCOTT
CHECKED BY:
JK/JZG
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

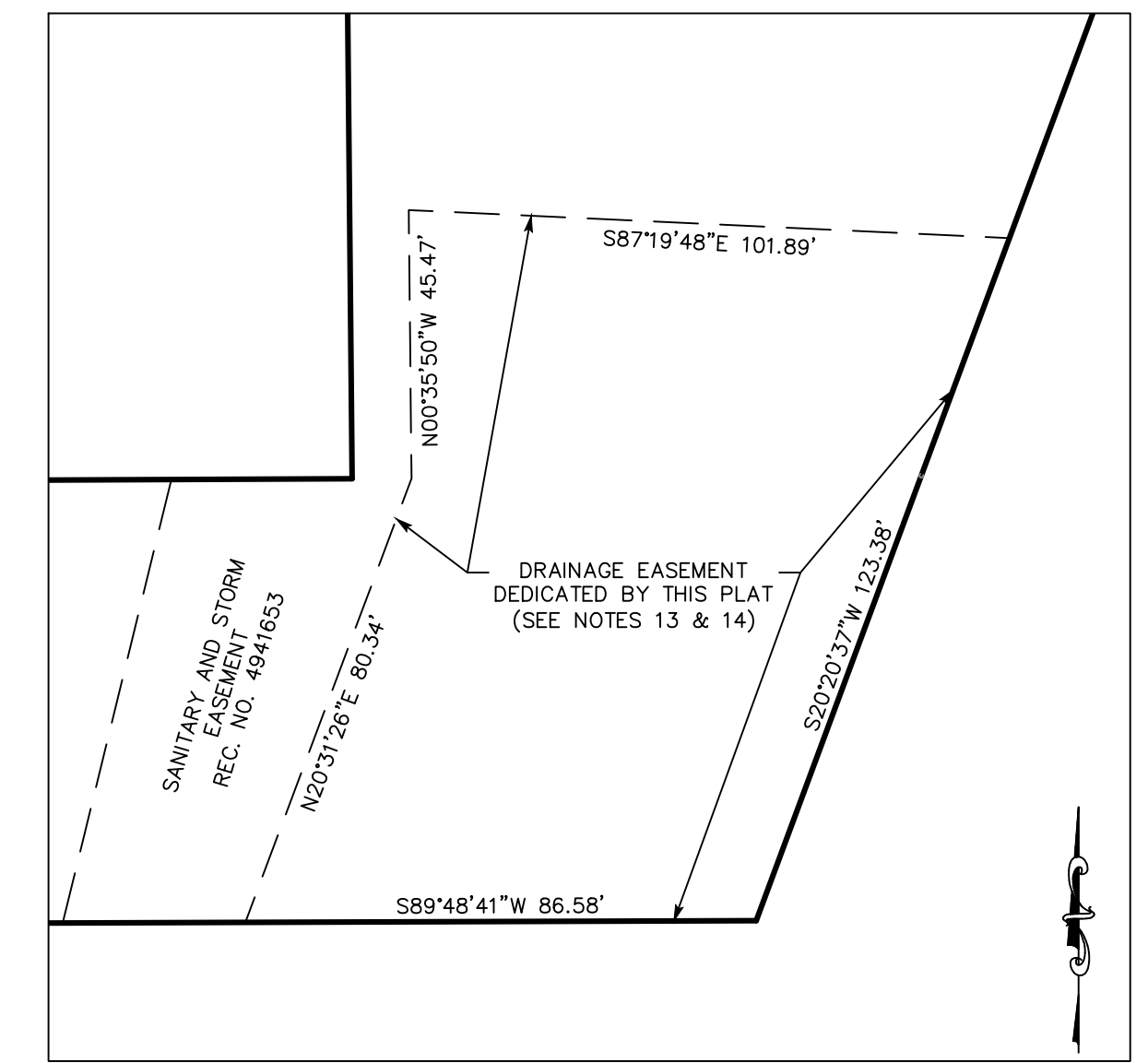
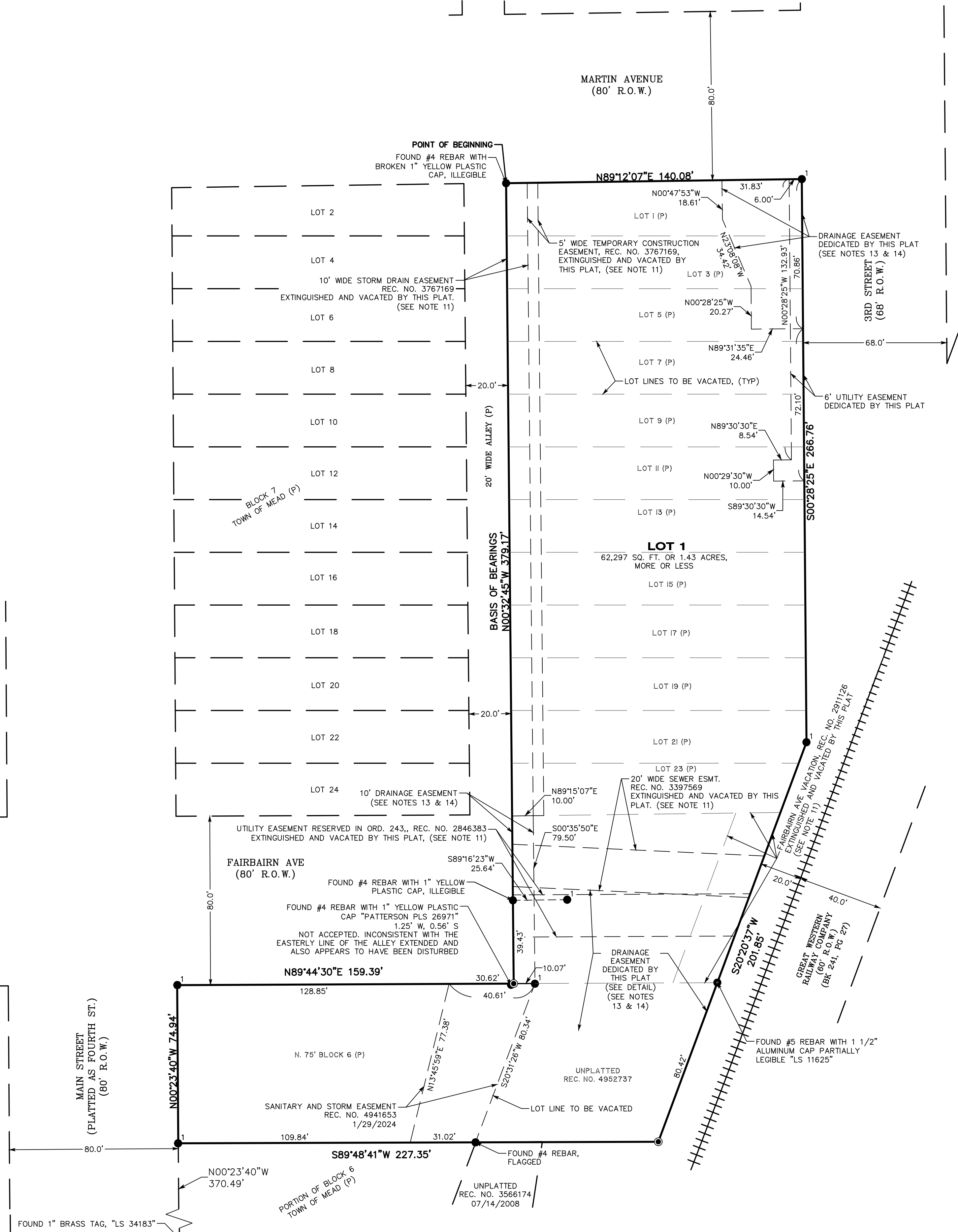
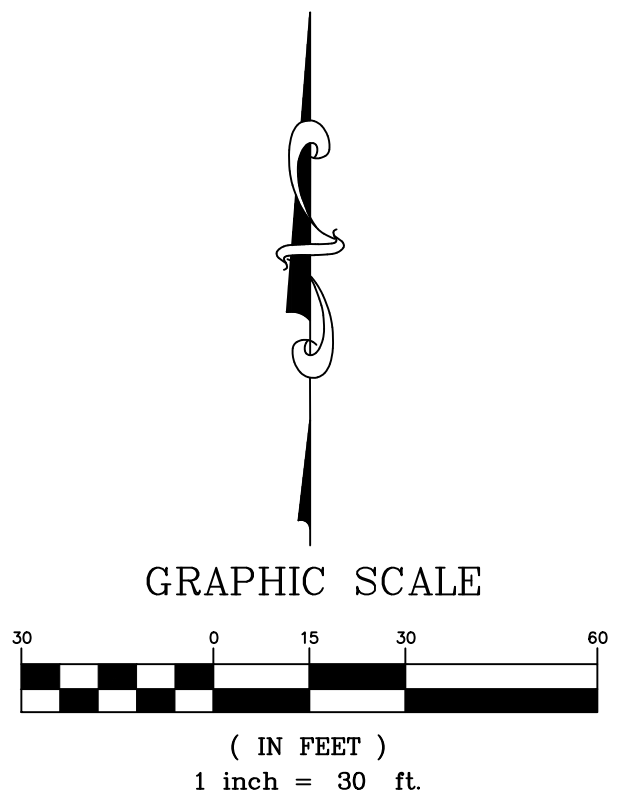
- Legend**
- FOUND MONUMENT AS DESCRIBED
 - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
 - ⊕ FOUND BRASS TAG AS DESCRIBED
 - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
 - ++++ CENTERLINE OF RAILROAD 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°32'45"W	LENGTH: 379.17'
COURSE: N89°12'07"E	LENGTH: 140.08'

AREA: 68798 SQ. FT.	COURSE: N79°06'18"E
ERROR CLOSURE: 0.01	EAST: 0.010
ERROR NORTH: 0.002	

PRECISION 1: 144954



Drainage Easement Detail
SCALE: 1" = 30'

REVISION	DATE
1 - REVISIONS PER CLIENT	2023-08-14 EP
2 - REVISIONS PER CLIENT	2024-03-14 EP
3 - REVISIONS PER CLIENT	2024-03-14 EP
4 - REVISIONS PER CLIENT	2024-04-22 EP
5	
6	
7	
8	
9	

FINAL PLAT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

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JOB NUMBER:
23-79,499

DATE:
07/24/2023

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JK/JZG

SHEET 2 OF 2

BY:EPRESCOTT FILE:79499 FINAL PLAT C21.DWG DATE:4/22/2024 10:03 AM