

Following recordation, return to:  
Mary E. Strutt, Town Clerk  
Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

EXEMPT FROM DOCUMENTARY FEE PER C.R.S. § 39-13-104(1)(a)

WARRANTY DEED  
[Conveyance of Right-of-Way to Town of Mead]

THIS DEED, made this 18<sup>th</sup> day of December, 2023, between RODNEY J. SCHMIDT ("Grantor"), and the TOWN OF MEAD, a Colorado municipal corporation, whose street address is 441 Third Street, P.O. Box 626, Mead, Colorado 80542 ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, described as follows:

SEE EXHIBIT A, consisting of two pages, attached hereto and by this reference incorporated herein;

also known by street and number as: vacant land;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. Excluding all rights, title and interest in the mineral estate owned by Grantor under the property;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that at the time of ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature except easements, restrictions, reservations, and rights of way of record.

Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

*{Signatures are on the following page.}*

25193450



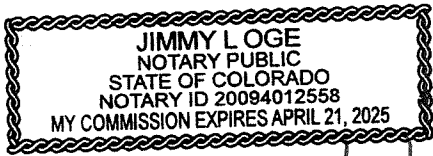
GRANTOR:

[Signature]  
RODNEY J. SCHMIDT

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2023, by Rodney J. Schmidt.

Witness my hand and official seal:



[Signature]  
Notary Public

My commission expires: 04/21/2025.

ACCEPTANCE BY GRANTEE:

TOWN OF MEAD, a Colorado municipal corporation

Date: \_\_\_\_\_.

*Countersigned*

By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:

*Countersigned*

\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

**GRANTOR:**

Countersigned

\_\_\_\_\_  
RODNEY J. SCHMIDT

STATE OF COLORADO        )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Rodney J. Schmidt.

Witness my hand and official seal:

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

**ACCEPTANCE BY GRANTEE:**

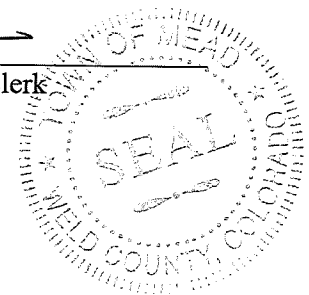
TOWN OF MEAD, a Colorado municipal corporation

Date: December 14, 2023.

By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

**ATTEST:**

Mary E. Strutt  
Mary E. Strutt, MMC, Town Clerk



Attached to and incorporated in the Warranty Deed between RODNEY J. SCHMIDT (Grantor) and the Town of Mead, a Colorado municipal corporation (Grantee).

# EXHIBIT A

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN PARCEL A, RECORDED EXEMPTION NO. 1207-22-3-RE-27, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1973, AT RECEPTION NO. 1607803, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 00°26'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 01°41'38" EAST, A DISTANCE OF 1364.95 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE POINT OF BEGINNING;

THENCE NORTH 88°50'56" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 7.09 FEET; THENCE SOUTH 12°46'47" EAST, A DISTANCE OF 7.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°40'36", A RADIUS OF 89.50 FEET, AN ARC LENGTH OF 35.42 FEET, THE CHORD OF WHICH BEARS SOUTH 24°07'05" EAST, A DISTANCE OF 35.19 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°27'46", A RADIUS OF 102.50 FEET, AN ARC LENGTH OF 158.26 FEET, THE CHORD OF WHICH BEARS SOUTH 08°46'30" WEST, A DISTANCE OF 143.00 FEET TO THE WEST LINE OF SAID PARCEL A, BEING A NON-TANGENT LINE;

THENCE NORTH 00°26'04" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 180.90 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,003 SQUARE FEET OR 0.1149 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

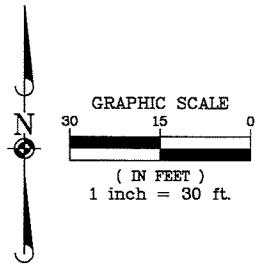


BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING

Dwg Name: P:\Emlmeco01\dwg\Surv\Final Drawings\Plat of Easement\EML.MECO01.02-5L-ROW2.dwg Updated By: BPFohl 3/9/2020 1:05 PM

 <p><b>Manhard</b> CONSULTING</p> <p>7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering   Surveying &amp; Geospatial Services   GIS Water Resource Management   Construction Management</p>	<p>MEAD PLACE, AMENDMENT NO. 1</p> <p>COUNTY OF WELD, STATE OF COLORADO</p> <p>EXHIBIT A</p>	
	<p>PROJ. MGR.: <u>BJP</u></p> <p>DRAWN BY: <u>LHG</u></p> <p>DATE: <u>03/09/2020</u></p> <p>SCALE: <u>N/A</u></p>	<p>SHEET</p> <p><b>1</b> OF <b>2</b></p> <p>EML.MECO01.02</p>

# EXHIBIT A



**POINT OF COMMENCING**  
 WEST QUARTER CORNER  
 SECTION 22, T3N, R68W  
 3.25" ALUMINUM CAP  
 STAMPED "PLS 23528, 1989"  
 IN RANGE BOX

LOT B  
 RECORDED  
 EXEMPTION NO.  
 1207-22-3-RE 1068  
 RECEPTION NO. 2131670

**POINT OF BEGINNING**

**MEAD PLACE**  
 RECEPTION NO. 4162823

**COUNTY ROAD 7**  
 (90.00' RIGHT OF WAY)

(BASIS OF BEARINGS)  
 S 00°26'04" E 2648.80'

WEST LINE OF THE  
 SOUTHWEST QUARTER OF  
 SECTION 22, TOWNSHIP 3  
 NORTH, RANGE 68 WEST

**SOUTHWEST CORNER OF SECTION 22, T3N, R68W**  
 FOUND NO. 6 REBAR  
 W/2.5" ALUMINUM CAP  
 STAMPED "PLS 38065, 2014"  
 IN RANGE BOX

N 00°26'04" W 180.90'

**ROW PARCEL**  
 5,003 S.F. (0.1149 AC.)±

Δ=22°40'36"  
 R=89.50'  
 L=35.42'  
 CH=S 24°07'05" E  
 35.19'

PARCEL A  
 RECORDED  
 EXEMPTION NO.  
 1207-22-3-RE-27  
 RECEPTION NO. 1607803

**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Dwg Name: P:\Emlmec01\dwg\Surv\Final Drawings\Plot of Easement\EML\_MECO01.02-SL-ROW2.dwg Updated By: BPrfohl 3/9/2020 1:05 PM

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

MEAD PLACE, AMENDMENT NO. 1	
COUNTY OF WELD, STATE OF COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>LHG</u>	<b>2</b> OF <b>2</b>
DATE: <u>03/09/2020</u>	EML.MECO01.02
SCALE: <u>1" = 30'</u>	