

MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY 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 4

Sheet Index

SHEET 1 COVER SHEET
SHEET 2 CONTROL DIAGRAM
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. 106433, AND VACATED FAIRBAIRN 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, 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 FAIRBAIRN 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 #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" 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 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°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 VACATED FAIRBAIRN 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 FAIRBAIRN 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.

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

ATTEST:

MAYOR

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 15404JTG, 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: 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 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, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, ILLEGIBLE AT THE NO. 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 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.
- 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 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 GPS 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 "FLATIRONS CONTROL" WITH AN ELEVATION OF 5001.92 FEET (NAVD 88). NGS POINT L 329, BEING A 3 1/2" BRASS CAP "L329 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 4982.16 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 4982.18' FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

10. 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 15404JTG) 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 |

13. 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.

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 RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

15. EASEMENTS RECORDED AT REC. NOS. 2846383, 2911126, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN, COLORADO P.L.S. #29038
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

| 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

| REVISION | DATE |
|----------|---------------|
| 1 | 2024-07-04 EP |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

PRELIMINARY PLAT

COPYRIGHT 2024 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com
3825 IRLS AVE. STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:

23-79,499

DATE:

7/24/2023

DRAWN BY:

E. PRESCOTT

CHECKED BY:

JK/JZG

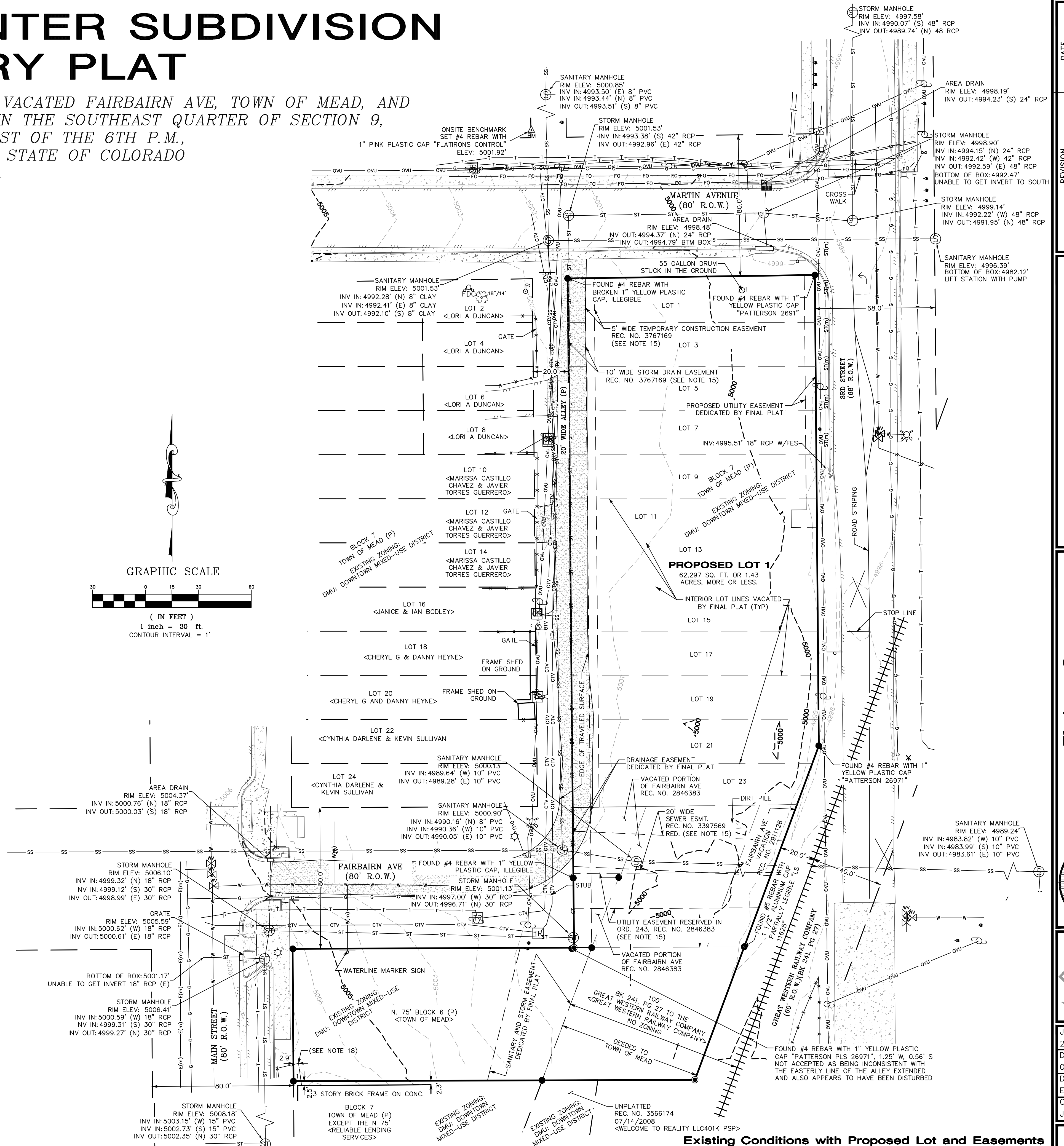
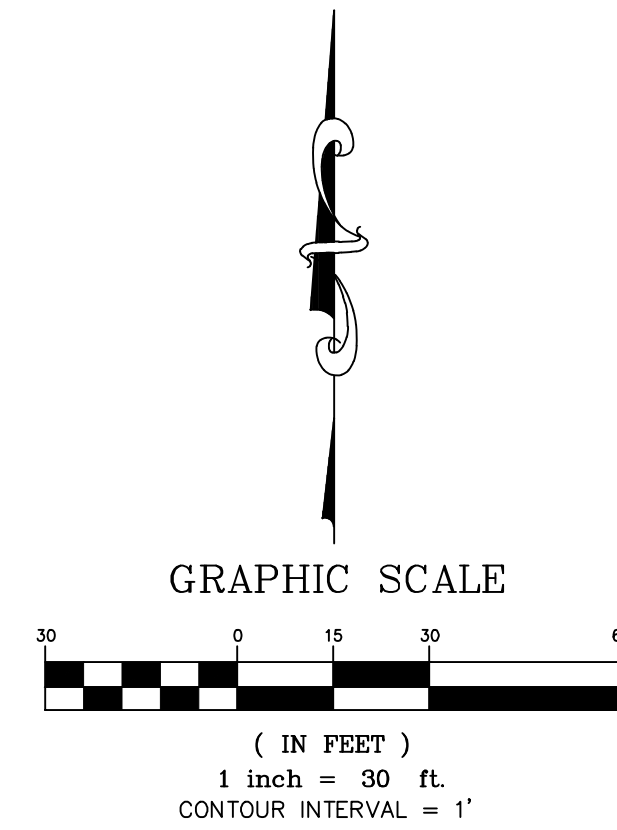
SHEET 1 OF 4

MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND 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 "FLATIRONS SURV 29038"
 - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
 - CONCRETE
 - TRAVELED SURFACE FOR 20' WIDE ALLEY (P) AND FAIRBAIRN 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 TV LINE
 - CABLE/FIBEROPTIC RISER
 - FIBEROPTIC LINE
 - FIBEROPTIC VAULT
 - TELEPHONE LINE
 - TELEPHONE RISER
 - GAS LINE
 - FLAGPOLE
 - RAILROAD CROSSING
 - ELEVATION
 - INVERT
 - PVC PLASTIC PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CENTER LINE OF RAILROAD TRACKS



| REVISION | DATE |
|----------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

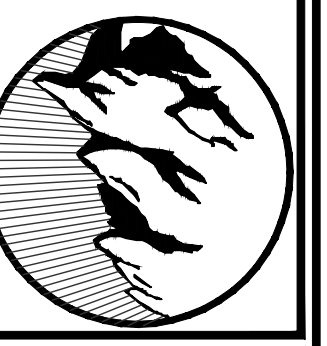
PRELIMINARY PLAT

COPYRIGHT 2024 FLATIRONS, INC.

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

3825 IRLS AVE. STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
23-79,499

DATE:
07-24-2023

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JK/JZG

BY:EPRESCOTT FILE:79499 PRELIMINARY PLAT C21.DWG DATE:1/4/2024 4:17 PM

