

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 02-PC-2024**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE AMK ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)

WHEREAS, by petition for annexation submitted to the Town of Mead by AMK Properties, LLC (the “Annexation Petition”), annexation proceedings have been initiated for certain real property generally described as the AMK Annexation, consisting of a total of 13.52 acres more or less, as described more particularly in **Exhibit 1** attached hereto (“Subject Property”); and

WHEREAS, AMK Properties, LLC is the fee owner of the Subject Property (“Owner”); and

WHEREAS, copies of the Annexation Petition and AMK Annexation Map (“Annexation Map”) have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Town of Mead Light Industrial (LI) Zoning District, as more particularly shown in the “**AMK ZONING MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (“Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 15, 2024, to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 15, 2024 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI) Zoning District, as specifically shown in the Proposed Zoning Map.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) have been satisfied; specifically, an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) Zoning District, in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2024.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By: 
Ana Bohl, Secretary


By: 
Ryan Sword, Chairman

Exhibit 1
Legal Description
AMK ANNEXATION

(attached)

**Legal Description
AMK ANNEXATION**

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;

THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

THENCE North 04°53'21" West a distance of 75.27 feet;

THENCE North 14°35'26" West a distance of 130.14 feet;

THENCE North 30°14'00" West a distance of 90.76 feet;

THENCE North 89°57'27" West a distance of 12.15 feet;

THENCE North 29°27'36" West a distance of 117.69 feet;

THENCE North 14°27'02" West a distance of 426.89 feet;

THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;

Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;

THENCE North 00°02'50" West a distance of 510.72 feet;

THENCE North 89°51'02" East a distance of 82.74 feet;

THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;

Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;

THENCE North 89°11'53" East a distance of 29.81 feet;

THENCE North 89°32'29" East a distance of 84.83 feet;

Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;

THENCE South 03°47'02" East, a distance of 765.98 feet;

THENCE South 30°00'04" East a distance of 243.52 feet;

THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;

THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;

THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;

THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±)

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
13.521 ACRES

PARCEL DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North, T3N, Range Sixty-eight West (R68W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, an bearing North 89°30'41" East, being a field bearing of the Colorado State Plane, North Zone, North American Datum 1983 (NAD83), a distance of 74,328.16 feet, monumented by a 60 rebar with a 3.25" aluminum cap stamped LS 27269 as the South Quarter Corner and monumented by a 60 rebar with a 3.25" aluminum cap stamped LS 22099 as the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto.

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 35.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Marnell Annexation as recorded September 4, 1985, as reception number 2025516 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 21.76 feet to the POINT OF BEGINNING;

THENCE North 89°24'43" East, continuing along said North Right of Way, a distance of 699.17 feet to the West line of Lot A, Recorded Easement 1207-11-4-RE2711, as recorded November 18, 1998, as reception number 2634550 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

- THENCE North 04°53'21" West a distance of 75.37 feet;
- THENCE North 14°33'26" West a distance of 130.14 feet;
- THENCE North 30°14'00" West a distance of 90.76 feet;
- THENCE North 89°37'27" West a distance of 12.15 feet;
- THENCE North 29°27'28" West a distance of 119.69 feet;
- THENCE North 14°27'03" West a distance of 426.49 feet;
- THENCE North 89°30'09" West a distance of 146.64 feet to the Southwest corner of Prairie Anacostina, as recorded September 3, 2019, as Reception No. 4518855 of the WCCRC.

Thence along the East and North lines of said Prairie Anacostina, being coincident with the West and North lines of said RE2711, the following three courses;

- THENCE North 00°02'30" West a distance of 510.72 feet;
 - THENCE North 89°31'02" East a distance of 62.74 feet;
 - THENCE North 89°11'14" East a distance of 259.79 feet to the Southwest corner of Prairie Anacostina as recorded November 3, 2021, as Reception No. 4774032 of the WCCRC;
- Thence along the South line of said Prairie Anacostina, being coincident with the North line of said RE2711, the following two courses;
- THENCE North 89°11'53" East a distance of 29.81 feet;
 - THENCE North 89°12'30" East a distance of 64.83 feet;
- Thence dropping said South line of Prairie Anacostina, and continuing along the East and South lines of said RE2711 the following 4 courses;
- THENCE South 03°47'02" East, a distance of 765.98 feet;
 - THENCE South 90°00'04" East a distance of 243.52 feet;
 - THENCE South 07°06'02" East a distance of 358.49 feet to the South line of said Southeast Quarter of Section 11;
 - THENCE South 00°21'17" East a distance of 10.60 feet to the South Right of Way of said Weld County Road 34;

THENCE South 89°36'43" West, along said South line, a distance of 994.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 2607874 of the records of the Weld County Clerk and Recorder;

THENCE North 00°03'30" West, along said East line, a distance of 60.06 feet to the POINT OF BEGINNING.

Said described parcel of land contains 584,970 Square Feet or 13.521 Acres, more or less (±).

OWNER: AMK Properties, LLC, a Colorado Limited Liability Company
By: _____ At: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE
STATE OF COLORADO)
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20__.

Witness my hand and Official Seal.
My commission expires: _____

SURVEYOR'S CERTIFICATE
I, Steven Parks a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation Map shown herein is a correct delineation of the above described parcel of land.

PRELIMINARY
Steven Parks - On behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #18348

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Annexation Map shown herein is approved and accepted, by Ordinance Number _____ passed and adopted at the regular meeting of the Board of Trustees of Weld, Colorado held on the ____ day of _____, 20__.

Mayor _____ Attest: _____
Town Clerk

TITLE COMMITMENT NOTE

For all information regarding easement, right-of-way and title records, Majestic Surveying, LLC relied upon Title Commitment Member FCC2196074, dated March 9, 2022, as prepared by Land Title Guarantee Company to determine the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easement of record.

SURVEYOR'S NOTE

1. Adjacent parcel ownership provided by county assessor maps at the time of survey.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Bearings the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing as bearing North 89°30'41" East, being a field bearing of the Colorado State Plane, North Zone, North American Datum 1983 (NAD83), a distance of 74,328.16 feet and with all other bearings contained herein relative thereto.

The lineal measurements as contained herein are based upon the "U.S. Survey Foot".

NOTICE
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 herein. (13-CR-105 C.R.S. 2012)



VICINITY MAP
SCALE: 1" = 200'



ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 5,174.38 FEET
CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,117.66 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET

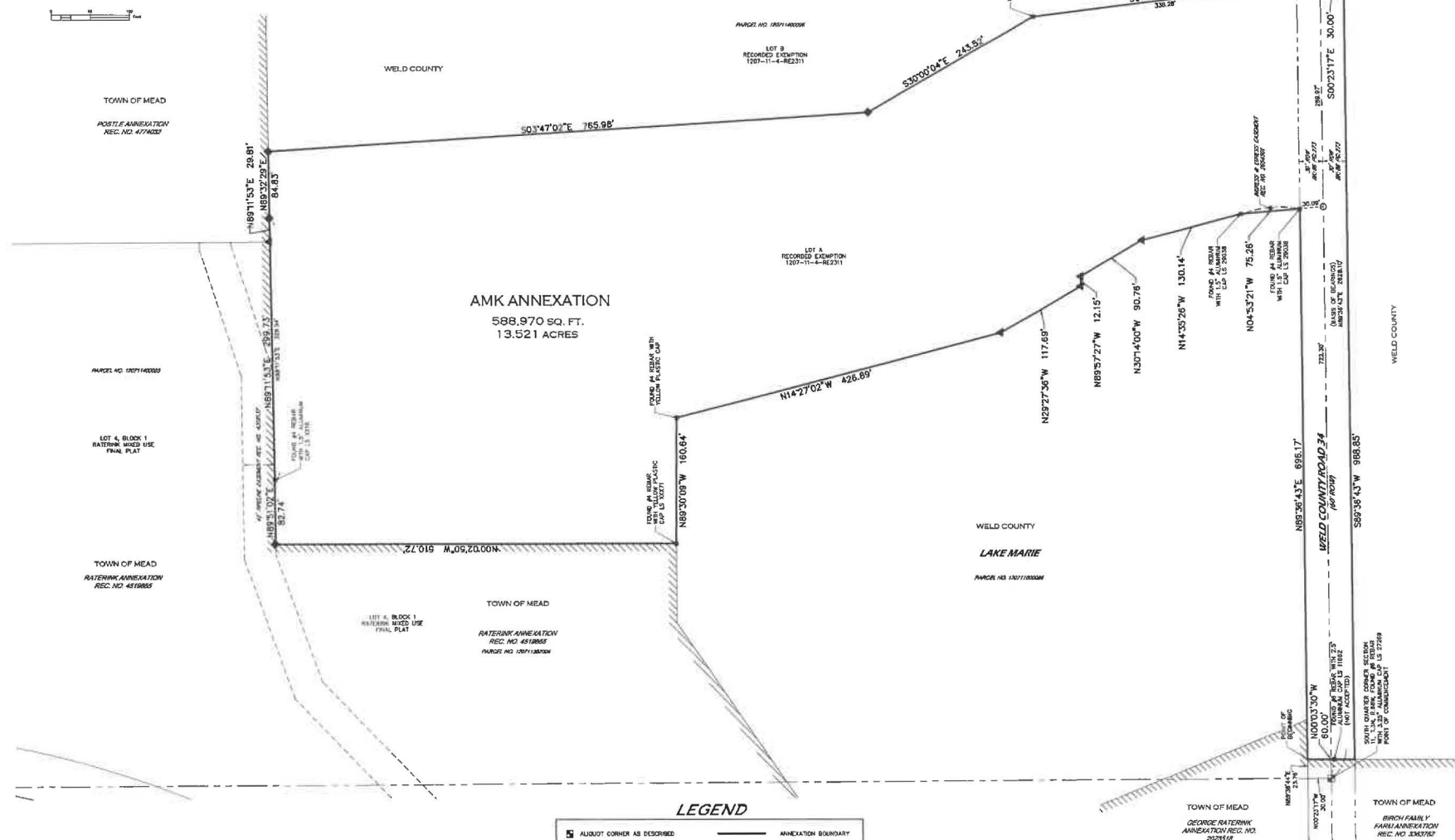
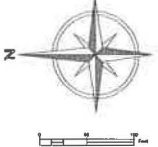
LEGEND

□ ADJUT CORNER AS DESCRIBED	----- ANNEXATION BOUNDARY
○ CALCULATED POSITION	----- EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	----- RIGHT OF WAY LINE
▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	----- SECTION LINE
◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 20871	----- PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 30346	////// CONTIGUITY TO TOWN OR LEAD

	PROJECT NO: 2022243	NAME: 4665 WCR 34	REVISIONS:	DATE:
	DATE: 10-20-2022	CLIENT: CLAYSTONE	REDLINES	10-20-22
	DRAWN BY: MAK	FILE NAME: 2022243ALTA		
	CHECKED BY: JJ	SCALE: 1" = 60'		

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
12.160 ACRES



LEGEND

- ◻ ADJUST CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- ▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP IS 11662
- ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP IS 28671
- ◆ FOUND #4 REBAR WITH RED PLASTIC CAP IS 36245
- ANNEXATION BOUNDARY
- EAST/WEST LINE
- RIGHT OF WAY LINE
- - - SECTION LINE
- PARCEL LINE
- ////// CONTIGUITY TO TOWN OF MEAD

RANGE OF BEARINGS AND LINEAL UNIT DEFINITION
Bearings are given in the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., as measured as shown on this drawing, as bearing North 89°34'47" East, being a True Bearing of the Colorado State Plane, North Zone, North American Datum (NAD 83), a distance of 3024.18 feet and with all other bearings measured from the same station.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 5,174.38 FEET
CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,117.66 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET

PRELIMINARY

Survey Plans - The Method of Majestic Surveying, LLC
California Licensed Professional Land Surveyors #93248

2

SHEET 2 OF 2

DATE:	10-20-22
REVISIONS:	
NAME:	4668.WC134
CLIENT:	CLAYSTONE
FILE NAME:	2022KALITA
DRAWN BY:	DAK
CHECKED BY:	J.J
SCALE:	1" = 40'

MAJESTIC SURVEYING, LLC
11500 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
303.751.8488

NOTICE: The owner of this plan has not been notified by the local authority having jurisdiction. It is the responsibility of the owner to verify that the survey and plan comply with all applicable laws, codes, and regulations. The owner of this plan is responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The owner of this plan is responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The owner of this plan is responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.

Exhibit 2
AMK ZONING MAP

(attached)

AMK ZONING MAP

**SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
13.521 ACRES**

CERTIFICATE OF OWNERSHIP

The undersigned [s] [we] the owner(s) of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N), Range Sixty-eight West (R.68W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°16'17" East, being a Grid bearing of the Colorado State Plane, North Zone, North American Datum 1983 (NAD 83), a distance of 2628.10 feet, monumented by a 1/2" brass cap stamped L.S. 27269 at the South Quarter Corner and monumented by a 1/2" rebar with a 3/16" aluminum cap stamped L.S. 27098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 89°16'17" East along said South line a distance of 722.30 feet to the Southwest corner of Lot A, Rostered Exemption #1220-11-022311, as recorded November 18, 1992, as Reception No. 2654591 of the records of the Weld County Clerk and Recorder (WCCCR);

THENCE along the West line of said Lot A the following 7 courses:
 THENCE North 04°15'21" West a distance of 30.09 feet to the North Right of Way (ROW) line of Wild Cherry Road 34 (WCR 34) and to the POINT OF BEGINNING;
 THENCE North 04°15'21" West a distance of 75.27 feet;
 THENCE North 14°35'26" West a distance of 130.14 feet;
 THENCE North 10°16'00" West a distance of 97.79 feet;
 THENCE North 89°27'27" West a distance of 12.15 feet;
 THENCE North 29°27'28" West a distance of 117.06 feet;
 THENCE North 16°27'52" West a distance of 426.89 feet;
 THENCE North 89°39'09" West a distance of 140.64 feet to the Southeast corner of Raterink Association, as recorded September 3, 2015, as Reception No. 4519253 of the WCCCR.
 THENCE along the East and North lines of said Raterink Association, being coincident with the West and North lines of said R22311, the following three courses:
 THENCE North 09°02'50" West a distance of 110.72 feet;
 THENCE North 89°21'02" East a distance of 82.29 feet;
 THENCE North 89°17'54" East a distance of 296.73 feet to the Southeast corner of Pacific Association as recorded November 8, 2022, as Reception No. 4774033 of the WCCCR.
 THENCE along the South line of said Pacific Association, being coincident with the North line of said R22311, the following two courses:
 THENCE North 89°17'53" East a distance of 29.81 feet;
 THENCE North 89°52'04" East a distance of 84.83 feet.
 THENCE departing said South line of Pacific Association, and continuing along the East and South lines of said R22311 the following 4 courses:
 THENCE South 02°47'02" East, a distance of 765.98 feet;
 THENCE South 50°00'04" East a distance of 241.52 feet;
 THENCE South 07°04'02" East a distance of 178.28 feet to the North ROW line of WCR 34;
 THENCE South 89°36'43" West, along said North line, a distance of 218.39 feet to the POINT OF BEGINNING.

and (do/does) hereby lay out and establish this Zoning Amendment Map of the above-described land under the name and style of AMK ANNEXTATION; and further acknowledge(s) that: a) the change in zoning shall be from AGRICULTURAL to LIGHT INDUSTRIAL; among, in accordance with the requirements of Article 16 of the Mead Municipal Code, by all conditions, terms and specifications designated or described herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and c) the signature herein of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

This described Zoning Amendment Map contains 529,702 square feet or 12.166 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, I [we] have hereunto set [my] [our] hand(s) and seal(s) this ___ day of _____, 20__.

AMK Properties LLC

By: _____

Name: _____

Title: _____

State of Colorado)
) ss

County of Weld)

The foregoing Certificate of Ownership was acknowledged before me this ___ day of _____, 20__ by _____ of _____, a _____.

Witness My Hand and Seal: _____

Notary Public

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Steven Parks a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown herein is a correct delineation of the above described parcel of land.

I further certify that the Zoning Amendment Map (and legal description(s) were prepared under my personal supervision and in accordance with applicable State of Colorado requirements as of this ___ day of _____, 20__.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Attachment Map shown herein is approved and accepted by Ordinance Number _____ passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the ___ day of _____, 20__.

Mayor _____

Attest: _____
 Town Clerk

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Zoning Amendment Map, does hereby certify that it acknowledges the establishment of this Zoning Amendment Map, and accepts the conditions and restrictions (if any) set forth in this Zoning Amendment Map.

AMK Properties LLC

By: _____

Name: _____

Title: _____

State of Colorado)
) ss

County of Weld)

The foregoing Certificate of Lienholder/Deed of Trust Holder was acknowledged before me this ___ day of _____, 20__ by _____ of _____, a _____.

Witness My Hand and Seal: _____

Notary Public

My commission expires: _____

Planning Commission Certificate

Recommended for Approval by the Mead Planning Commission this ___ day of _____, 20__.

Chairperson _____

Secretary _____

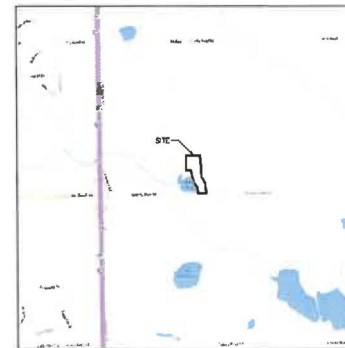
TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FC2519404, dated March 9, 2022, as prepared by Land Title Insurance Company to delineate the aforesaid information.

This survey does not constitute a field search by Majestic Surveying, LLC to determine necessity or existence of records.

SURVEYOR'S NOTES

1. Adjacent parcel ownership provided by county assessor page at the time of survey.



VICINITY MAP
 SCALE: 1" = 200'

LEGEND

<input checked="" type="checkbox"/> ALIQUOT CORNER AS DESCRIBED	----- ZONING BOUNDARY
<input type="checkbox"/> CALCULATED POSITION	----- EASEMENT LINE
<input checked="" type="checkbox"/> FOUND MONUMENT AS DESCRIBED	----- RIGHT OF WAY LINE
<input checked="" type="checkbox"/> FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11882	----- SECTION LINE
<input checked="" type="checkbox"/> FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 21871	----- PARCEL LINE
<input checked="" type="checkbox"/> FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	

BASES OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as above on the drawing as bearing North 89°16'17" East, being a Grid bearing of the Colorado State Plane, North Zone, North American Datum 1983 (NAD 83), a distance of 2628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as indicated herein are based upon the "U.S. Survey Foot".

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #36348

NOTICE:
 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 herein. (13-40-105 C.R.S. 3(12))



PROJECT NO: 2022243	NAME: 4655 WCR 34	REVISIONS	DATE:
DATE: 10-20-2022	CLIENT: CLAYSTONE		
DRAWN BY: MAK	FILE NAME: 2022243.ZONE		
CHECKED BY: JJ	SCALE: 1" = 50'		

1

SHEET 1 OF 2

