

# 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 [is] [are] 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°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 89°36'43" East along said South line a distance of 722.30 feet to the Southwest corner of Lot A, Recorded Exemption #1207-11-4-RE2311, as recorded November 18, 1998, as Reception No. 2654501 of the records of the Weld County Clerk and Recorder (WCCR);

Thence along the West line of said Lot A the following 7 courses;  
 THENCE North 04°53'21" West a distance of 30.09 feet to the North Right of Way (ROW) line of Weld County Road 34 (WCR 34) and to the POINT OF BEGINNING;  
 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 338.28 feet to the North ROW line of WCR 34;  
 THENCE South 89°36'43" West, along said North line, a distance of 288.79 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 ANNEXATION; and further acknowledge(s) that: a) the change in zoning shall be from AGRICULTURAL to LIGHT INDUSTRIAL zoning, in accordance with the requirements of Article 16 of the Mead Municipal Code; b) 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 hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Zoning Amendment Map contains 529,702 square feet or 12.160 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 \_\_\_\_\_, as \_\_\_\_\_ 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 hereon 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 accord with applicable State of Colorado requirements on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

The Annexation Map shown hereon 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 \_\_\_\_\_, as \_\_\_\_\_ 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 \_\_\_\_\_

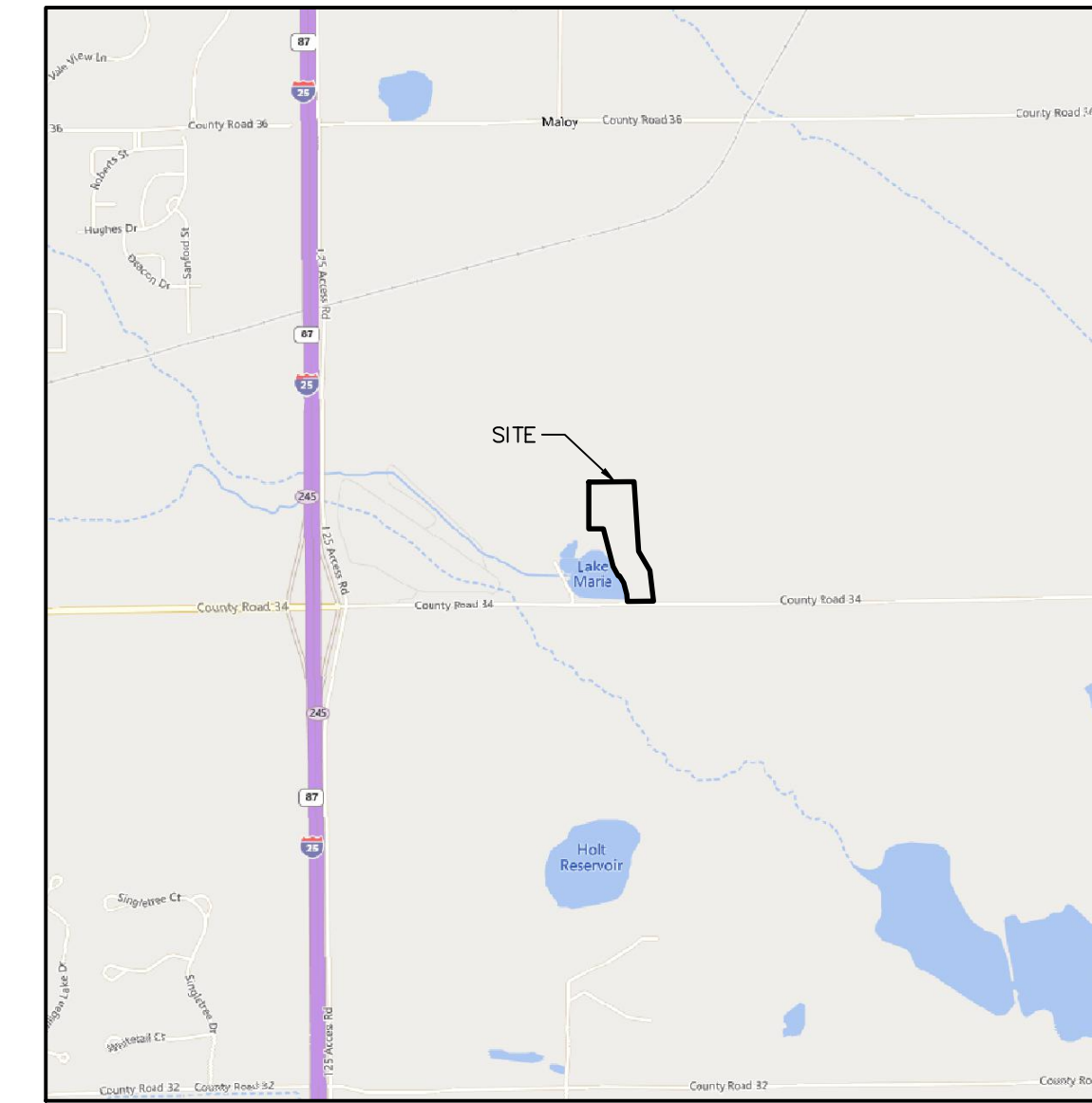
**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25196634, dated March 9, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

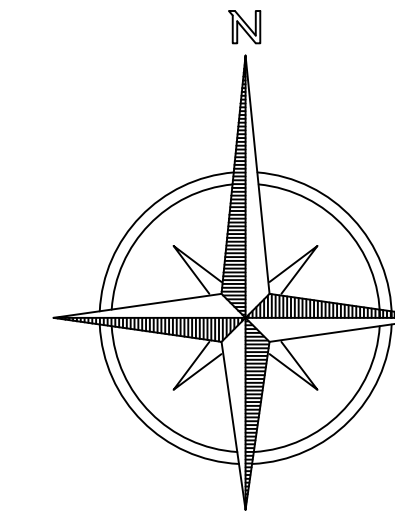
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**SURVEYOR'S NOTES**

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



VICINITY MAP  
 SCALE: 1" = 2000'



**LEGEND**

■ ALIQUOT CORNER AS DESCRIBED	— ZONING 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 26971	— PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	

**PRELIMINARY**

Steven Parks - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38348

**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 hereon. (13-80-105 C.R.S. 2012)



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

**1**

