## CERTIFICATE OF OWNERSHIP AND DEDICATION: THE UNDERSIGNED IS THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEAD CROSSINGS AMENDMENT 3; (2) HEREBY DEDICATE(S) TO THE TOWN OF MEAD ("TOWN"), IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, ALL STREETS, ROADWAYS, AND ADDITIONS THERETO DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (UNLESS OF PRIOR RECORD OR DESIGNATED HEREON AS "PRIVATE"), FOR PUBLIC ROAD AND ASSOCIATED PURPOSES; (3) FURTHER DEDICATE(S) AND GRANT(S) UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, 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 EASEMENT'S PURPOSE; AND (4 ACKNOWLEDGES THE FOLLOWING: A) NOTATIONS OR REFERENCES TO "R.O.W." OR "RIGHT-OF-WAY." WITH REGARD TO STREETS OR STREET WIDTHS, ARE NOT INTENDED TO IMPLY AN EASEMENT OR OTHER INTEREST LESS THAN FEE SIMPLE AND ALL STREETS, ROADS, LANES, DRIVES, COURTS, AND SIMILARLY-DESIGNATED WAYS INTENDED TO BE DEDICATED BY THIS PLAT ARE DEDICATED IN FEE SIMPLE; B) 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 RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) 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; C) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITTEES AND ASSIGNS; D) 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 E) 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. LOTS A AND B, MEAD CROSSINGS AMENDMENT 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2023 AT RECEPTION NO. 4932973, COUNTY OF WELD, STATE OF COLORADO. THIS PLAT CONTAINS 2.773 ACRES, 120,804 SQUARE FEET, 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(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ CLUB CAR WASH MEAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_ DAY OF WITNESS MY HAND AND SEAL: NOTARY PUBLIC MY COMMISSION EXPIRES: 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 ADMINISTRATIVE PLAT, DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS ADMINISTRATIVE PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS ADMINISTRATIVE PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF MEAD. MIDCAP FINANCIAL TRUST, A DELAWARE STATUTORY TRUST, AS ADMINISTRATIVE AGENT FOR THE LENDERS. APOLLO CAPITAL MANAGEMENT, L.P. INVESTMENT MANAGER APOLLO CAPITAL MANAGEMENT GP, LLC GENERAL PARTNER THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DOES HEREBY APOLLO CAPITAL MANAGEMENT, GP, LLC, IN ITS CAPACITY AS GENERAL PARTNER OF APOLLO CAPITAL MANAGEMENT, L.P., IN ITS CAPACITY AS INVESTMENT MANAGER OF MIDCAP FINANCIAL TRUST, A DELAWARE STATUTORY TRUST, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED SIGNATORY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID STATUTORY TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH. WITNESS MY HAND AND OFFICIAL SEAL. NOTARY SEAL MY COMMISSION EXPIRES: IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_\_\_, 20\_\_\_\_\_\_. CB CORPORATE FINANCE, LLC, AS ADMINISTRATIVE AGENT FOR THE BENEFIT OF THE LENDERS STATE OF COUNTY OF THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_, BY \_\_\_\_\_\_, AS \_\_\_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_

NOTARY PUBLIC

# MEAD CROSSINGS AMENDMENT 3

AN ADMINISTRATIVE REPLAT OF MEAD CROSSINGS AMENDMENT 2. LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF

|  | WELD, STATE OF COLORADO   |   |
|--|---|---|
| II.  | NORTH QUARTER CORNER SECTION 27  T. 3 N., R. 68 W. FOUND 2-1/2 ALUMINUM CAP STAMPED "LS 12374"  (RIGHT OF WAY VARIES)  FOUND 1/2" ROD WITH 3-1/4" ALUMINUM CAP STAMPED "ROW MON. STAMPED "ROW MON. NO. 6056, LS 25381"  | 0 20 40<br>SCALE: 1"=40'  |
| 1" YELLOW PLASTIC CAP——————————————————————————————————— | LOCATED 0.13' NORTHEAST OF ACCEPTED MONUMENT.  N88'26'15"E 333.01' BASIS OF BEARINGS  159.15'  FOUND 1/2" ROD WITH 3-1/4" ALUMINUM CAP STAMPED "ROW MON. NO. 6056, LS 25381" LOCATED 0.13' NORTHEAST OF ACCEPTED MONUMENT  PORTION OF THE RELOCATED NORTHEAST OF ACCEPTED MONUMENT  | LOT 10A<br>MEAD CROSSINGS<br>DWNER: QUIKTRIP CORPORATION<br>ACCOUNT: R6779718<br>REC. NO. 2990354 |
| •  | FORTION OF THE RELOCATED  TRAIL ESSENENT ROW MEN 2  CROSSINGS AMENIMENT 3  1.346 AC  LOT B AMENDMENT 3  1.346 AC  LOT B AMENDMENT 3  1.346 AC  TRAIL ESSENENT  DEDICATED BY THIS PLAT  8.05 ACCESS AND  TO DEARNAGE AND  UTILITY EASTERNT  REC. NO. 2990354  TO UTILITY EASTERNT  REC. NO. 2990354  TO UTILITY EASTERNT  REC. NO. 2990354  TO UTILITY EASTERNT  REC. NO. 4930293  TO UTILITY EASTERNT  REC. NO. 2990354  REC. NO. 2990354 | LOT 10B MEAD CROSSINGS QUIKTRIP CORPORATION ACCOUNT: R1906402 REC. NO. 2990354                    |
|  | TRAIL EASEMENT REC. NO. 4932973  CS  HIGHLAND DRIVE  HIGHLAND DRIVE  ONNER: QUIKTIP CORPORATION  ACCOUNT: RIPO4402  REC. NO. 2990354  |   |

### GENERAL NOTES:

- 1. FIELD WORK WAS COMPLETED ON: OCTOBER 10, 2023.
- 3) BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING AMENDMENT 2 BEARS N 88°26'15" E, A DISTANCE OF 333.01', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" WITH ALL OTHER BEARINGS RELATIVE THERETO.

REC. NO. 2990354

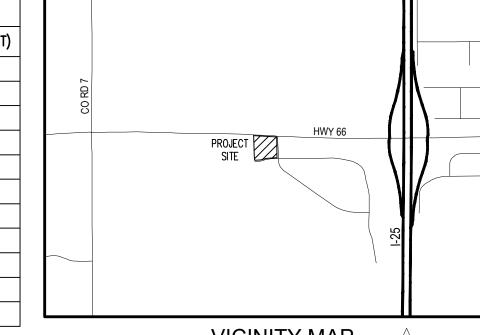
- 2. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 3. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 5. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 6. 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 7. THE EASEMENTS AS DEDICATED ON THE MEAD CROSSINGS AMENDMENT 2 PLAT RECORDED NOVEMBER 29, 2023, AT RECEPTION NUMBER 4932973, ARE SHOWN HERE AND REMAIN EXCEPT AS SPECIFICALLY CHANGED HEREON.

| LEGEND   |
|--|
| ALIQUOT MONUMENT (DESCRIBED AS FOLLOWS)  |
| FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" (UNLESS OTHERWISE NOTED) |
| SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911"                            |
| RECEPTION NUMBER   |
| RIGHT-OF-WAY   |
| PROPERTY LINE  |
| — ADJACENT PROPERTY LINE   |
| — EASEMENT   |
| RELOCATED TRAIL EASEMENT FROM MEAD CROSSINGS AMENDMENT 2   |
|  |

| LAND USE                          | NUMBER OF LOTS | ACRES | PERCENT OF 1<br>PROJECT (ACR |
|-----------------------------------|----------------|-------|------------------------------|
| LAND USE - COMMERCIAL             | 2              | 2.773 | 10                           |
| PUBLIC OPEN SPACE                 | N/A            |       |                              |
| RIGHT-OF-WAY                      | N/A            |       |                              |
| HOA OWNED & MAINTAINED OPEN SPACE | N/A            |       |                              |
| GROSS ACRES:                      | •              | 2.773 | 10                           |

| PARCEL LINE SEGMENT TABLE |                                |        |  |  |
|---------------------------|--------------------------------|--------|--|--|
| LINE TAG #                | LINE TAG # BEARING LENGTH (FT) |        |  |  |
| L1                        | S1'34'51"E                     | 13.01  |  |  |
| L2                        | N0°00'00"E                     | 12.34  |  |  |
| L3                        | N12'49'43"E                    | 5.02   |  |  |
| L4                        | N1°34'14"W                     | 136.27 |  |  |
| L5                        | N17°25'26"W                    | 10.64  |  |  |
| L6                        | N0°00'00"E                     | 9.24   |  |  |
| L7                        | N17°25'26"E                    | 5.58   |  |  |
| L8                        | N1'34'14"W                     | 58.02  |  |  |
| L9                        | N17°25'26"W                    | 8.79   |  |  |
| L10                       | N1'34'14"W                     | 19.93  |  |  |
|                           |                                |        |  |  |

S88°26'15"W 22.79



**VICINITY MAP** 

|             |           | PARCEL CU   | JRVE SEGMEN | IT TABLE      |                   |
|-------------|-----------|-------------|-------------|---------------|-------------------|
| CURVE TAG # | DELTA     | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C1          | 90°00'05" | 15.72       | 10.00       | S43°26'54"W   | 14.15             |
| C2          | 16°45'02" | 113.43      | 388.00      | S80°04'32"W   | 113.03            |
| C3          | 2412'35"  | 136.09      | 322.08      | S77°40'14"W   | 135.08            |
| C4          | 8*56'12"  | 50.24       | 322.10      | N85°18'25"E   | 50.19             |
| C5          | 1516'20"  | 85.85       | 322.09      | N73"12'07"E   | 85.60             |
| C6          | 3°43'30"  | 25.23       | 388.00      | N67°25'56"E   | 25.22             |
| С7          | 4°46'53"  | 32.38       | 388.00      | N71°41'08"E   | 32.37             |
| C8          | 14°22'29" | 97.34       | 388.00      | N8175'49"E    | 97.09             |
| C9          | 15°00'45" | 82.14       | 313.50      | N73°03'15"E   | 81.91             |
| C10         | 11°27'29" | 79.28       | 396.44      | N7176'37"E    | 79.15             |
| C11         | 11°25'48" | 79.08       | 396.38      | N82°43'03"E   | 78.94             |
| C12         | 25°20'58" | 2.21        | 5.00        | N75°45'17"E   | 2.19              |
| C13         | 12°49'43" | 9.18        | 41.00       | N6°24'51"E    | 9.16              |
| C14         | 17*25'26" | 15.51       | 51.00       | N8*42'43"W    | 15.45             |
| C15         | 17°25'26" | 15.51       | 51.00       | N8°42'43"E    | 15.45             |
| C16         | 15°51'12" | 11.34       | 41.00       | N9*29'50"W    | 11.31             |
| C17         | 89°59'31" | 6.28        | 4.00        | N46°34'00"W   | 5.66              |
| C18         | 26°45'44" | 23.82       | 51.00       | N78¶0'53"W    | 23.61             |
|             |           |             | -           |               |                   |

#### TOWN FNGINFFR CFRTIFICATE:

THE ADMINISTRATIVE PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### TOWN ENGINEER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ADMINISTRATIVE PLAT OF MEAD CROSSINGS AMENDMENT 3. A SUBDIVISION IN THE TOWN OF MEAD, COLORADO, IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON , 20 , AND RECORDED ON , AS RECEPTION NO. , IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE ADMINISTRATIVE 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.

| MAYOR      |  |  |
|------------|--|--|
| ATTEST:    |  |  |
|            |  |  |
| TOWN CLERK |  |  |

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE ADMINISTRATIVE PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_

#### TOWN MANAGER

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ADMINISTRATIVE PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ADMINISTRATIVE PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_

READE C. ROSELLES, PLS# 37911



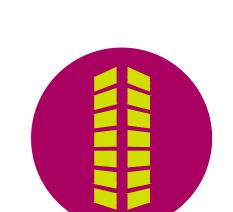
5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534 970.800.3300 GallowayUS.com

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ENFORCED AND PROSECUTED.



AMENDMENT

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|   | Date | Issue / Description | Ini |
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| Project No: | CCW000005.10 |
|-------------|--------------|
| Drawn By:   | ACS          |
| Checked By: | RCR          |
| Date:       | 07/08/2024   |