

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)

DEED

[Conveyance and Dedication for Public Right-of-Way]

WHEREAS, on or about June 17, 2021, the Town of Mead, Colorado, a Colorado municipal corporation, purchased a parcel of land described as Lots 21 and 23, Block 3, Town of Mead, County of Weld, State of Colorado (the "Parcel"), as evidenced by the special warranty deed recorded on June 23, 2021, at Reception No. 4728706 in the office of the Clerk and Recorder for Weld County, Colorado; and

WHEREAS, the Parcel is commonly known as 201 WELKER AVENUE, MEAD, CO 80542; and

WHEREAS, the Town of Mead desires to quitclaim, dedicate, and convey, in fee simple ownership, the ROW Land (defined below), which is a part of the Parcel, to the public for use as public right of way; and

WHEREAS, the Town of Mead shall hold fee title to the ROW Land in trust for the public as public right-of-way; and

WHEREAS, it is the intent of the Town of Mead to create separate fee interests in the Parcel and the ROW Land, both to be held by the Town, with the ROW Land to be held by the Town in its governmental capacity and the remaining Parcel land to be held by the Town in its corporate proprietary capacity; and

WHEREAS, in the event a court of competent jurisdiction holds that separate fee interests in the ROW Land and the Parcel are not created by this Deed, it is the intent of the Town of Mead that the doctrine of merger does not apply to the Town's interests in the ROW Land and the Parcel; and

WHEREAS, future conveyance of the Parcel land shall except therefrom the ROW Land.

NOW, THEREFORE, the TOWN OF MEAD, COLORADO, a Colorado municipal corporation, acting in its corporate proprietary capacity as fee owner of the Parcel, hereby sells and quitclaims to the TOWN OF MEAD, a Colorado municipal corporation, whose street address is 441 Third Street, Mead, Colorado 80542, in its governmental capacity, the ROW Land described with particularity in **Exhibit "A"** attached hereto, with all its appurtenances, and dedicates the ROW Land to the public for use as public right-of-way.

IN WITNESS WHEREOF, this Deed was executed on the date(s) set forth below.

{Signature page follows.}

GRANTOR:

TOWN OF MEAD, a Colorado municipal corporation

Colleen G. Whitlow, Mayor, Town of Mead
Per Ordinance No.1070

ATTEST:

[TOWN SEAL]

Mary E. Strutt, MMC, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, by Colleen G. Whitlow, as Mayor, and Mary E. Strutt, as Town Clerk, of the Town of Mead, Colorado, a Colorado municipal corporation.

Witness my hand and official seal:

[SEAL]

Notary Public

My commission expires: _____.

ACCEPTANCE OF DEDICATION:

TOWN OF MEAD, a Colorado municipal corporation

Colleen G. Whitlow, Mayor, Town of Mead
Per Ordinance No.1070

Date of signature: _____, 2024

ATTEST:

Mary E. Strutt, MMC, Town Clerk

Exhibit “A”

Legal description of ROW Land
(attached, two (2) pages)

EXHIBIT "A"

201 WELKER AVE. MEAD, CO 80542 SHEET 1 OF 2

LAND DESCRIPTION

A tract or parcel of land of the Town of Mead, State of Colorado, containing 2,800 sq. ft. (0.064 acres), more or less, in Section 10, Township 3 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, also lying within a portion of Lot 23, Block 3, Original Town of Mead and a parcel of land recorded at Reception No. 4728706, Weld County Records. Said tract or parcel being more particularly described as follows:

Beginning at a point on the north Right-of-Way line of Welker Ave. – CR 34 (R.O.W. Varies), also being the Southwest Corner of said Lot 23, whence the Southwest Corner of said Section 10 bears S. 76° 47' 46" W, a distance of 194.78 feet, said point also being the POINT OF BEGINNING;

1. Thence along the west line of said Lot 23 N. 00° 28' 03" W., a distance of 20.00 feet;
2. Thence departing said west line N. 88° 38' 49" E., a distance of 140.00 feet to the east line of said Lot 23, also being the west Right-of-Way line of Second Street (80' R.O.W.);
3. Thence along said east line S. 00° 28' 03" E., a distance of 20.00 feet to said north Right-of-Way line of Welker Ave. (R.O.W. Varies), also being the Southeast Corner of said Lot 23;
4. Thence along said north Right-of-Way line, also being the south line of said Lot 23, S. 88° 38' 49" West, a distance of 140 feet to the POINT OF BEGINNING.

The above-described tract or parcel contains 2,800 sq. ft. (0.064 acres), more or less.

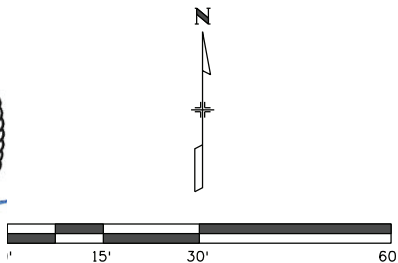
Basis of Bearings: All bearings are based on a line between the Southwest Corner of said Section 10, Township 3 North, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap in Monument Box stamped "PLS 38348, 2019") and the South One-Quarter Corner of said Section 10, Township 3 North, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap in Monument Box stamped "LS 24667, 1996") having a bearing of N. 88° 38' 49" E.

For and on behalf of:

The Town of Mead and 105 West, Incorporated
Richard D. Muntean, PLS 38189
4201 E. Yale Ave., Ste. 230
Denver, Co 80222



THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED
ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO
INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



NW 1/4 SECTION 15
T.3N., R.68W. 6TH P.M.

4201 E. Yale Ave., STE 230
Denver, CO 80222