

POSTLE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AND AN UNPLATTED PARCEL OF LAND,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET INDEX

SHEET 1 = COVER SHEET
SHEET 2 = DETAIL SHEET &
GENERAL NOTES

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED ARE THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCK, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF POSTLE SUBDIVISION FILING NO. 2; (2) HEREBY DEDICATE 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 ITS 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. LEGALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 4811737 AND ALL OF THAT UNPLATTED PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 4779293, IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "FREESE ENGR. 1996 LS 4392" AND AT THE WEST QUARTER CORNER BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "2001 LS 29425", BEARING SOUTH 00°36'01" EAST, A DISTANCE OF 2638.69 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ALONG SAID WEST LINE, SOUTH 00°36'01"EAST, A DISTANCE OF 49.80 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°23'59"EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 36 AS RECORDED UNDER RECEPTION NO. 4811739 IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- NORTH 89°10'02" EAST, A DISTANCE OF 2.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 62.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°17'24" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°04'01", AN ARC LENGTH OF 139.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°56'39", AN ARC LENGTH OF 37.10 FEET;
- NORTH 89°10'02" EAST, A DISTANCE OF 374.56 FEET TO THE WESTERLY BOUNDARY OF LOT 2, BLOCK 1 AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

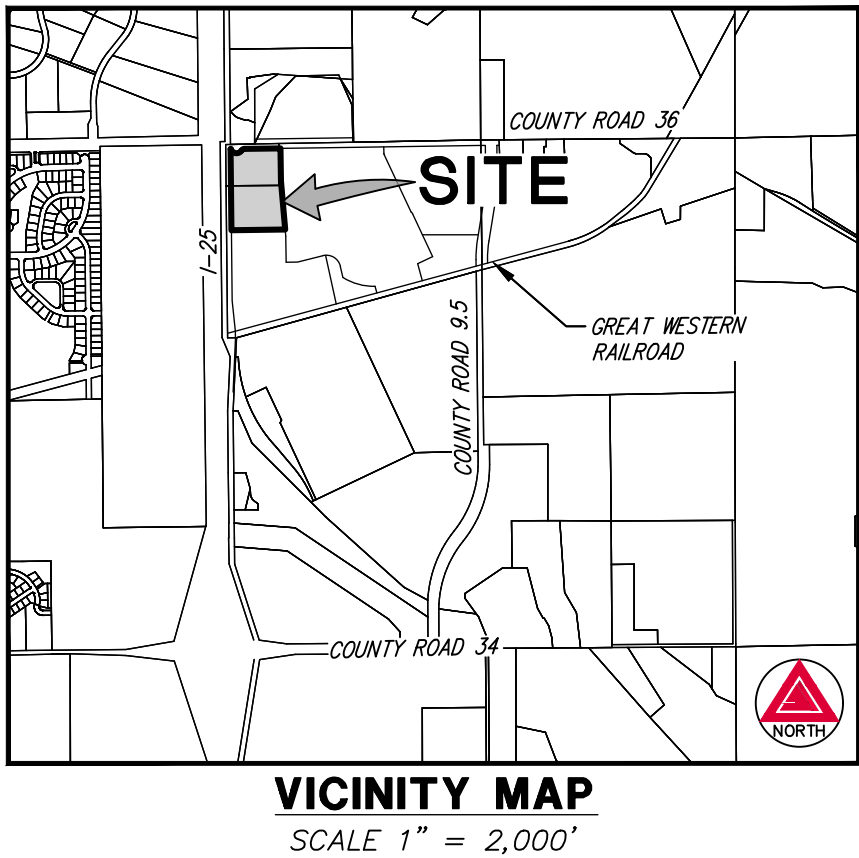
- SOUTH 00°49'58" EAST, A DISTANCE OF 340.86 FEET;
- SOUTH 05°02'31" EAST, A DISTANCE OF 506.03 FEET TO THE NORTHERLY BOUNDARY OF TRACT D, AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°10'02" WEST, A DISTANCE OF 560.06 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 (FRONTAGE ROAD) AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION MAPS OF PROJECT NOS. P.W.A. 352-F AND F.A.S. 352-F IN THE RECORDS OF COLORADO DEPARTMENT OF TRANSPORTATION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°36'01" WEST, A DISTANCE OF 845.53 FEET TO THE POINT OF BEGINNING.

THUS-DESCRIBED FINAL PLAT CONTAINS AN AREA OF 10.242 ACRES, (446,136 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

LAND SUMMARY CHART						
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA	LAND USE	OWNERSHIP	MAINTENANCE
LOT 1, BLOCK 1	446,136	10.242	100.00	INDUSTRIAL	MID	MID
TOTALS	446,136	10.242	100.00	MID = MEAD INDUSTRIAL DEVELOPMENT, LLC		



CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED:

EXECUTED THIS ____ DAY OF _____ 20____

OWNER: MEAD INDUSTRIAL DEVELOPMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
RONALD J. CORSENTINO, MANAGER

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____
AN AUTHORIZED OFFICER OF MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES_____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____ 20____

OWNER: MEAD INVESTORS 2, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____
AN AUTHORIZED OFFICER OF MEAD INVESTORS 2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES_____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

GENERAL NOTES

SEE SHEET 2

OWNER

MEAD INVESTORS 2, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

MEAD INDUSTRIAL DEVELOPMENT LLC,
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

ENGINEER

REDLAND
1500 W. CANAL COURT, LITTLETON, CO 80120
720-283-6783

DEVELOPER/APPLICANT

MEAD INDUSTRIAL DEVELOPMENT, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

TOWN ENGINEER CERTIFICATE

THE FINAL PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20____

TOWN ENGINEER

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THIS FINAL 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

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS FINAL PLAT OF POSTLE SUBDIVISION FILING NO. 2, 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-WAYS, 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 FINAL 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

SURVEYOR'S STATEMENT


I, SHAUN D. LEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON AUGUST 11, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF MEAD.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SHAUN D. LEE, PLS NO 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

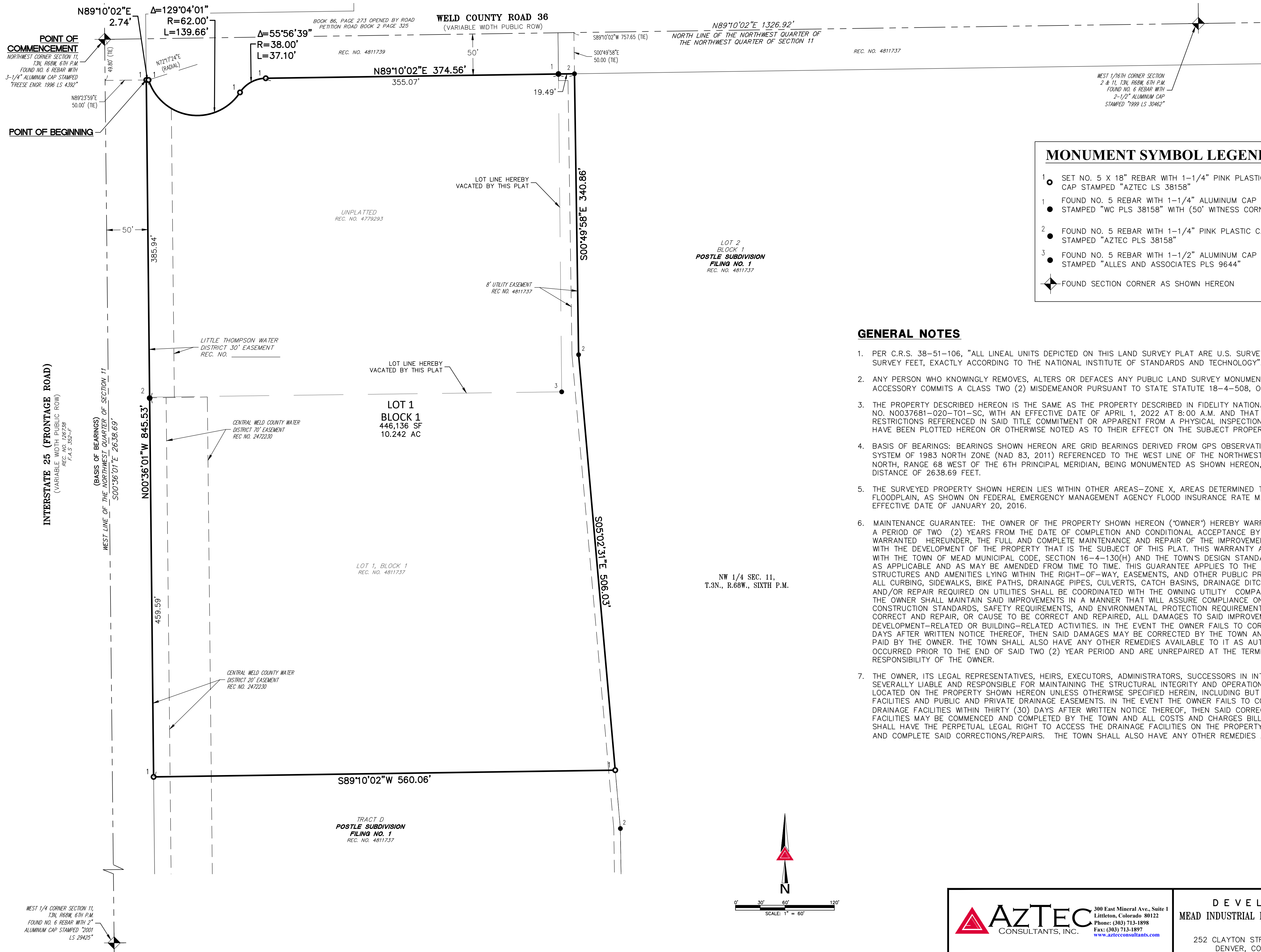
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

 <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>	DEVELOPER MEAD INDUSTRIAL DEVELOPMENT, LLC		DATE OF PREPARATION:	07/20/2022
	252 CLAYTON STREET, 4TH FLOOR DENVER, CO 80206 US		SCALE:	N/A
	AzTec Proj. No.: 54821-15 Drawn By: RBA		SHEET 1 OF 2	


POSTLE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AND AN UNPLATTED PARCEL OF LAND,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MEAD INDUSTRIAL DEVELOPMENT, LLC 252 CLAYTON STREET, 4TH FLOOR DENVER, CO 80206 US	DATE OF PREPARATION:	07/20/2022
		SCALE:	1" = 60'
		SHEET 2 OF 2	
AzTec Proj. No.: 54821-15	Drawn By: RBA		