

HTC

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor(s), in consideration of \$ 10.00 and for other good and valuable consideration, receipt of which is hereby acknowledged, do(es) hereby sell, grant and convey unto the Town of Mead, a Colorado municipal corporation, the following described parcel of land situate in the County of Weld, State of Colorado, to-wit:

SEE ATTACHED EXHIBITS "A" ~~EB~~

with all its appurtenances and warrant(s) the title to the same, free and clear of all liens and encumbrances, subject to reservations, agreements and restrictions of record, and existing easements, if any.

The above described property is to be used for any municipal purposes including but not limited to streets, sidewalks, curbs, gutters, and utility lines, including but not limited to, sanitary sewer, storm drainage, water, electric and other compatible uses, structures, equipment, apparatus and poles.

Acceptance of this conveyance by the Town of Mead, Colorado, shall not impose upon said Town any obligation for the opening, widening, installation, improvement or maintenance of the above described property for any purpose, which obligation shall arise, if at all, only by separate action of the Mead Board of Trustees.

Signed this 14 day of MAY, 2015.

GRANTOR(S): CJK RANCH, PARTNERSHIP

By [Signature]  
JOHN W MILLER, GENERAL PARTNER

STATE OF COLORADO )  
                  BOULDER )ss.  
COUNTY OF WELD )

The foregoing instrument was acknowledged before me this day of 14th ~~March~~ May, 2015 by John W. Miller, General Partner of CJK Ranch, Partnership

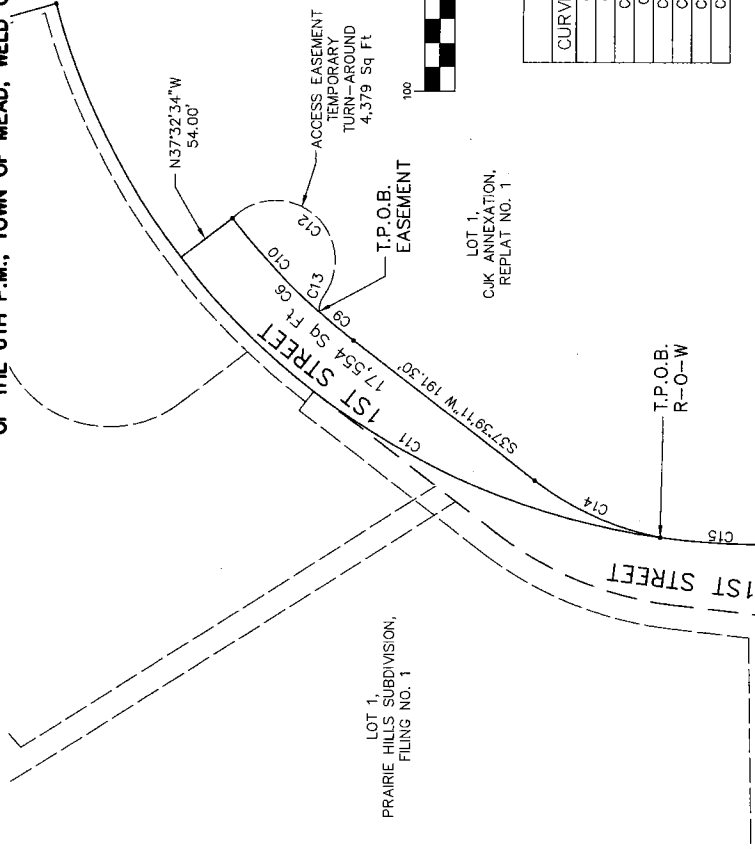
My commission expires: 02/25/2018

Witness My hand and official seal.

[Signature]  
Notary Public

VANESSA GOMEZ  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144009090  
MY COMMISSION EXPIRES FEBRUARY 25, 2018

**ACCESS EASEMENT EXHIBIT MAP  
CJ K ANNEXATION REPLAT NO. 1**  
LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., TOWN OF MEAD, WELD COUNTY, COLORADO.



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C6	556.00'	143.66'	143.26'	S45°03'18\"W	14°48'15\"
C9	556.00'	37.48'	37.48'	S39°35'03\"W	3°51'45\"
C10	556.00'	106.18'	106.02'	S46°59'11\"W	10°56'30\"
C11	610.00'	474.78'	462.88'	S30°09'35\"W	44°35'41\"
C12	50.00'	149.09'	99.68'	N39°34'12\"E	170°50'39\"
C13	25.00'	14.95'	14.73'	N72°08'26\"W	34°19'55\"
C14	248.00'	113.94'	114.89'	S24°15'34\"W	26°47'12\"
C15	610.00'	93.09'	93.00'	S03°29'26\"W	6°44'37\"

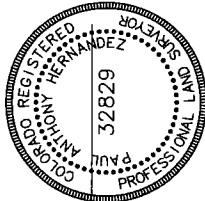
LOT 1,  
CJ K ANNEXATION,  
REPLAT NO. 1

LOT 1,  
PRAIRIE HILLS SUBDIVISION,  
FILING NO. 1

T.P.O.B.  
R-O-W

FAIRBAIRN AVENUE  
P.O.B.

**SURVEYOR'S CERTIFICATE**  
I, Paul A. Hernandez, a duly registered Land Surveyor under the laws of the State of Colorado do hereby certify that this Exhibit Map was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not the result of a field survey nor should it be construed as a monumented survey by this office.



By: Paul A. Hernandez  
Colo. L.S. 32829

Landmark Engineering, Ltd.

<p>DATE: MAY 2015 SCALE: 1"=100' DRAWN: PAH DESIGNED: PAH APPROVED: PAH</p>	<p>CLIENT: THOMAS C. AMES</p>	<p>JOB NO.: AME2015 SHEET: 1 OF 1</p>
<p>REPLAT NO. 1, MEAD, COLORADO EASEMENT DEDICATION EXHIBIT MAP FOR CJK ANNEXATION</p>		
<p>Landmark Engineering Engineers Planners Surveyors Architects Geotechnical 3821 West Fairview Blvd., Loveland, Colorado 80537 (970) 687-0708 • Toll Free 1-888-378-0222 • Fax (970) 687-0228 www.landmarkeng.com</p>		

**EXHIBIT - A****Right-of-Way Legal Description**

Legal description of a Street Right-of-Way to be dedicated on, over and across a portion of the CJK Annexation, Replat No. 1 to the Town of Mead according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being located in Section 10, Township 3 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, CJK Annexation Replat No. 1 common with the Southeast corner of Lot 1, Prairie Hills Subdivision Filing No. 1, Town of Mead, according to the plat on file with the Clerk and Recorder said County, said point being the beginning of a curve, concave to the Southeast, having a central angle of 08°44'37" and a radius of 610.00 feet, said curve being subtended by a chord that bears North 03°29'26" East 93.00 feet, thence Northeasterly along the West line of said CJK Annexation and along the arc of said curve 93.09 feet to the True Point of Beginning; said point being a point on a curve, concave to the Southeast, having a central angle of 44°35'41" and a radius of 610.00 feet, said curve being subtended by a chord that bears North 30°09'35" East 462.88 feet, thence Northeasterly along the arc of said curve and continuing along the West line of said CJK Annexation 474.78 feet; thence departing said curve and said West line South 37°32'34" East 54.00 feet to a point on a curve, concave to the Southeast having a central angle of 14°48'15" and a radius of 556.00 feet, said curve being subtended by a chord that bears South 45°03'18" West 143.26 feet; thence Southwesterly along the arc of said curve 143.66 feet; thence tangent from said curve South 37°39'11" West 191.30 feet to the beginning of a tangent curve, concave to the Southeast, having a central angle of 26°47'12" and a radius of 248.00 feet; thence Southwesterly along the arc of said curve 115.94 feet to the end of said curve and the True Point of Beginning

The above described Right-of-way contains 17,554 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.

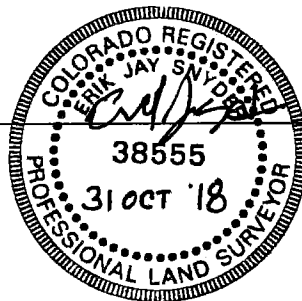
**SURVEYOR'S CERTIFICATE:**

I, Erik Jay Snyder, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief.

SNYDER LAND SURVEYING INC.

By: \_\_\_\_\_

Erik Jay Snyder P.L.S. 38555



**EXHIBIT - B****Access Easement - Temporary Turn-Around Legal Description**

Legal description of an Access Easement to be dedicated on, over and across a portion of the CJK Annexation, Replat No. 1 to the Town of Mead according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being located in Section 10, Township 3 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, CJK Annexation Replat No. 1 common with the Southeast corner of Lot 1, Prairie Hills Subdivision Filing No. 1, Town of Mead, according to the plat on file with the Clerk and Recorder said County, said point being the beginning of a curve, concave to the Southeast, having a central angle of  $08^{\circ}44'37''$  and a radius of 610.00 feet, said curve being subtended by a chord that bears North  $03^{\circ}29'26''$  East 93.00 feet, thence Northeasterly along the West line of said CJK Annexation and along the arc of said curve 93.09 feet to the beginning of a curve, concave to the Southeast, having a central angle of  $26^{\circ}47'12''$  and a radius of 248.00 feet, said curve being subtended by a chord that bears North  $24^{\circ}15'34''$  East 114.89 feet, thence departing said West line and along the arc of said curve 115.94 feet; thence tangent from said curve North  $37^{\circ}39'11''$  East 191.30 feet to the beginning of a tangent curve, concave to the Southeast, having a central angle of  $03^{\circ}51'45''$  and a radius of 556.00 feet; thence Northeasterly along the arc of said curve 37.48 feet to the True Point of Beginning; said point being a point on a curve, concave to the Southeast, having a central angle of  $10^{\circ}56'30''$  and a radius of 556.00 feet, said curve being subtended by a chord that bears North  $46^{\circ}59'11''$  East 106.02 feet; thence Northeasterly along the arc of said curve 106.18 feet to a point on a curve, concave to the Northwest, having a central angle of  $170^{\circ}50'39''$  and a radius of 50.00 feet, said curve being subtended by a chord that bears South  $39^{\circ}34'12''$  West 99.68 feet; thence Southerly along the arc of said curve 149.09 feet to the beginning of a reverse curve, concave to the Southwest, having a central angle of  $34^{\circ}15'55''$  and a radius of 25.00 feet, said curve being subtended by a chord that bears North  $72^{\circ}08'26''$  West 14.73 feet; thence Westerly along the arc of said curve 14.95 feet to the end of said curve and the True Point of Beginning

The above described Access Easement contains 4,379 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.

**SURVEYOR'S CERTIFICATE:**

I, Erik Jay Snyder, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief.

SNYDER LAND SURVEYING INC.

By: \_\_\_\_\_

Erik Jay Snyder P.L.S. 38555



## **Right-of-Way Vacation**

### **Legal Description**

Legal description of a Street Right-of-Way to be vacated on, over and across a portion of the Prairie Hills Subdivision Filing No. 1 to the Town of Mead according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being located in Section 10, Township 3 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Prairie Hills Subdivision Filing No. 1, thence along the South line of said Subdivision South  $89^{\circ}07'08''$  West 60.42 feet to the True Point of Beginning; thence continuing along said South line South  $89^{\circ}07'08''$  West 7.58 feet to a point on the Westerly Right-of-Way line of 1<sup>st</sup> Street, said point being a point on a curve, concave to the Southeast, having a central angle of  $33^{\circ}13'33''$  and a radius of 660.00 feet, said curve being subtended by a chord that bears North  $21^{\circ}13'40''$  East 377.39 feet; thence departing said South line and along said Westerly Right-of-Way line 382.74 feet to a point on a curve concave to the Southeast, having a central angle of  $62^{\circ}30'55''$  and a radius of 50.00 feet, said curve being subtended by a chord that bears North  $69^{\circ}05'55''$  East 51.89 feet; thence along the arc of said curve and continuing along said Westerly Right-of-Way line 54.55 feet; thence departing said line South  $37^{\circ}39'11''$  West 175.18 feet to the beginning of a tangent curve, concave to the Southeast, having a central angle of  $30^{\circ}55'51''$  and a radius of 302.00 feet; thence along the arc of said curve 163.03 feet to the end of said curve; thence tangent from said curve South  $06^{\circ}43'19''$  West 82.92 feet to the True Point of Beginning.

The above described Vacated Right-of-way contains 5,415 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.

## **Drainage & Utility Easement Vacation**

### **Legal Description**

Legal description of a Drainage and Utility Easement to be vacated on, over and across a portion of the Prairie Hills Subdivision Filing No. 1 to the Town of Mead according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being located in Section 10, Township 3 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Prairie Hills Subdivision Filing No. 1, thence along the South line of said Subdivision South  $89^{\circ}07'08''$  West 68.00 feet to the True Point of Beginning; thence continuing along said South line South  $89^{\circ}07'08''$  West 309.91 feet to a point on the Easterly line of an existing 40 foot Drainage and Utility easement; thence departing said South line and along said Easterly line North  $09^{\circ}17'28''$  East 20.43 feet; thence departing said line North  $89^{\circ}07'08''$  East 297.46 feet to a point on a curve concave to the Southeast, having a central angle of  $31^{\circ}35'21''$  and a radius of 671.00 feet, said curve being subtended by a chord that bears North  $22^{\circ}02'47''$  East 365.28 feet; thence along the arc of said curve 369.94 feet to the beginning of a curve, concave to the Southeast, having a central angle of  $56^{\circ}06'15''$  and a radius of 61.00 feet, said curve being subtended by a chord that bears North  $65^{\circ}53'35''$  East 57.37 feet; thence along the arc of said curve 59.73 feet to the end of said curve, said point being a point on a curve concave to the Southeast, having a central angle of  $06^{\circ}49'09''$  and a radius of 621.00 feet, said curve being subtended by a chord that bears North  $40^{\circ}09'28''$  East 73.87 feet; thence Northeasterly along the arc of said curve 73.91 feet; thence departing said curve South  $37^{\circ}15'11''$  East 11.15 feet to a point on a curve, concave to the Southeast, having a central angle of  $05^{\circ}44'51''$  and a radius of 610.00 feet, said curve being subtended by a chord that bears South  $40^{\circ}31'36''$  West 61.16 feet; thence Southwesterly along the arc of said curve 61.19 feet; thence tangent from said curve South  $37^{\circ}39'11''$  West 16.12 feet to a point on a curve, concave to the Southeast, having a central angle of  $62^{\circ}30'55''$  and a radius of 50.00 feet, said curve being subtended by a chord that bears South  $69^{\circ}05'55''$  West 51.89 feet; thence Southwesterly along the arc of said curve 54.55 feet to the beginning of a curve, concave to the Southeast, having a central angle of  $33^{\circ}13'33''$  and a radius of 660.00 feet, said curve being subtended by a chord that bears South  $21^{\circ}13'40''$  West 377.39 feet; thence Southwesterly along the arc of said curve 382.74 feet to the True Point of Beginning.

The above described Vacated Right-of-way contains 11,704 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.

## **Drainage Easement Vacation**

### **Legal Description**

Legal description of a Drainage Easement to be vacated on, over and across a portion of the Prairie Hills Subdivision Filing No. 1 to the Town of Mead according to the plat on file in the office of the Clerk and Recorder, County of Weld, State of Colorado being located in Section 10, Township 3 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Prairie Hills Subdivision Filing No. 1, thence along the South line of said Subdivision South 89°07'08" West 377.91 feet to a point on the Easterly line of an existing 40 foot Drainage and Utility easement; thence departing said South line and along said Easterly line North 09°17'28" East 20.43 feet; thence departing said line North 89°07'08" East 251.24 feet to the True Point of Beginning; thence continuing North 89°07'08" East 46.23 feet to a point on a curve, concave to the Southeast, having a central angle of 31°35'21" and a radius of 671.00 feet, said curve being subtended by a chord that bears North 22°02'47" East 365.28 feet; thence along the arc of said curve 369.94 feet to the beginning of a curve, concave to the Southeast, having a central angle of 56°06'15" and a radius of 61.00 feet, said curve being subtended by a chord that bears North 65°53'35" East 57.37 feet; thence along the arc of said curve 59.73 feet to the end of said curve, said point being a point on a curve concave to the Southeast, having a central angle of 06°49'09" and a radius of 621.00 feet, said curve being subtended by a chord that bears North 40°09'28" East 73.87 feet; thence Northeasterly along the arc of said curve 73.91 feet; thence departing said curve North 37°15'11" West 22.36 feet; thence South 47°02'23" West 118.88 feet; thence South 33°53'19" West 131.72 feet; thence South 22°00'20" West 135.64 feet; thence South 10°56'20" West 104.61 feet; thence South 64°52'42" West 42.72 feet to the True Point of Beginning.

The above described Vacated Right-of-way contains 6,627 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.