

LAND SURVEY PLAT

BEING PART OF THE EAST 1/2 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, ALL IN TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGAL DESCRIPTION:

PARCEL 1

PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, NORTH 00°44'49" WEST FOR A DISTANCE OF 2647.02 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 00°45'21" WEST FOR A DISTANCE OF 1338.57 FEET TO THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 19;

THENCE DEPARTING THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, SOUTH 87°34'21" EAST FOR A DISTANCE OF 1399.10 FEET;

THENCE SOUTH 00°44'49" EAST FOR A DISTANCE OF 1399.10 FEET;

THENCE SOUTH 89°36'51" WEST FOR A DISTANCE OF 1201.49 FEET;

THENCE SOUTH 00°44'49" EAST FOR A DISTANCE OF 2525.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, SOUTH 89°31'24" WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 42.15 ACRES

AND

PARCEL 2

PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 89°36'40" EAST FOR A DISTANCE OF 1232.09 FEET;

THENCE DEPARTING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°44'49" EAST FOR A DISTANCE OF 1399.25 FEET;

THENCE NORTH 87°34'21" WEST FOR A DISTANCE OF 1233.56 FEET TO THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 00°45'51" WEST FOR A DISTANCE OF 1338.84 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 38.71 ACRES

AND

PARCEL 3

PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST SECTION CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°43'24" EAST FOR A DISTANCE OF 1677.11 FEET;

THENCE DEPARTING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 79°22'13" WEST FOR A DISTANCE OF 1453.78 FEET;

THENCE NORTH 00°44'49" WEST FOR A DISTANCE OF 1399.25 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 89°36'40" EAST FOR A DISTANCE OF 1425.94 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 50.34 ACRES

AND

PARCEL 4

PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°54'03" EAST FOR A DISTANCE OF 758.31 FEET;

THENCE NORTH 63°49'45" WEST FOR A DISTANCE OF 1425.21 FEET;

THENCE SOUTH 89°36'39" WEST FOR A DISTANCE OF 158.05 FEET;

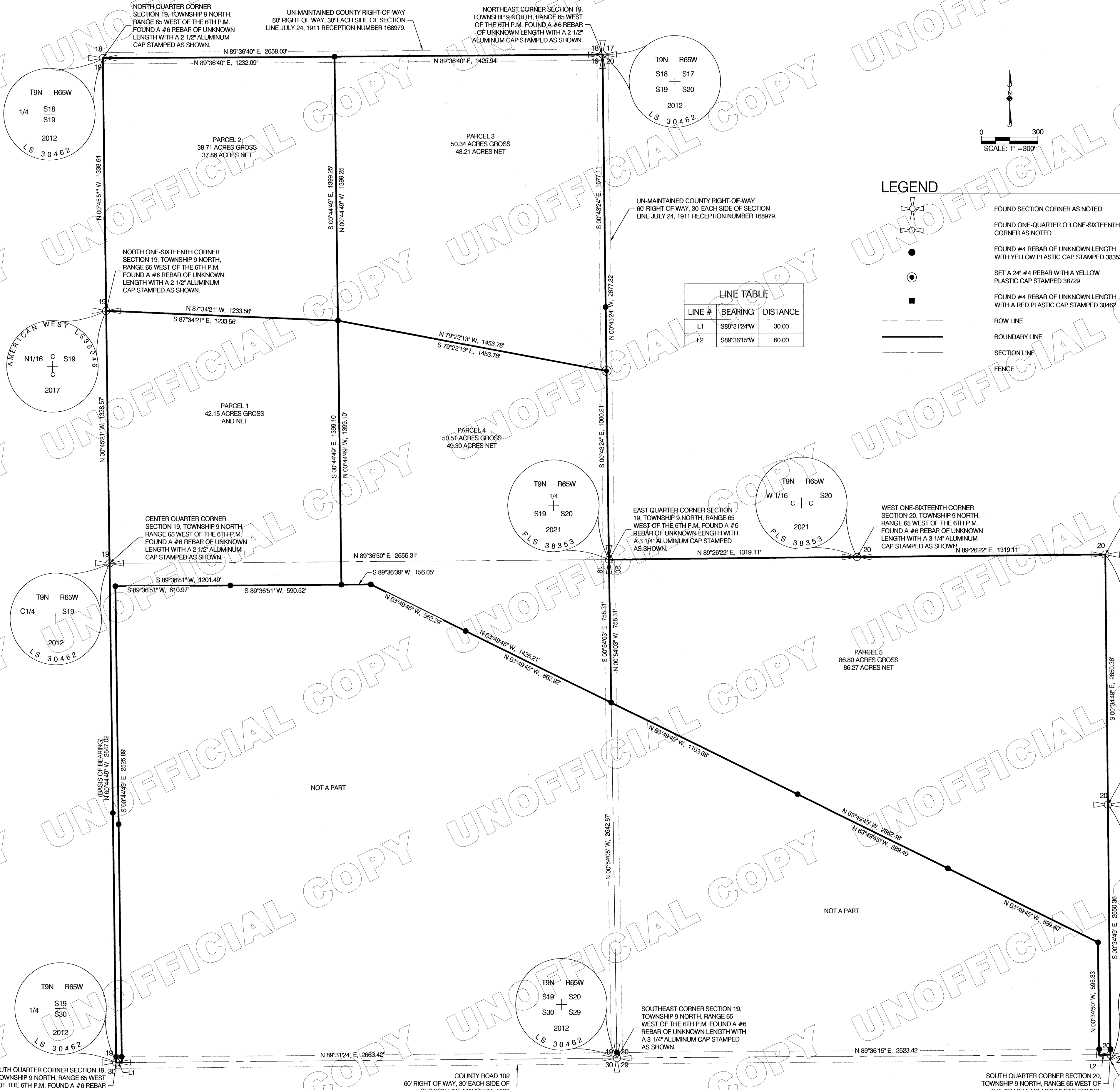
THENCE NORTH 00°44'49" WEST FOR A DISTANCE OF 1399.10 FEET;

THENCE SOUTH 79°22'13" EAST FOR A DISTANCE OF 1453.78 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°43'24" EAST FOR A DISTANCE OF 1000.21 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 50.51 ACRES

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



LEGAL DESCRIPTION CONTINUED:

PARCEL 5

PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°26'22" EAST FOR A DISTANCE OF 1319.11 FEET TO THE WEST ONE-SIXTEENTH CORNER OF SAID SECTION 20;

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°26'22" EAST FOR A DISTANCE OF 1319.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 00°34'49" EAST FOR A DISTANCE OF 2650.36 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 20;

THENCE CONTINUING ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 00°34'49" EAST FOR A DISTANCE OF 2650.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 89°36'15" WEST FOR A DISTANCE OF 60.00 FEET;

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 00°34'48" WEST FOR A DISTANCE OF 586.33 FEET;

THENCE NORTH 63°49'45" WEST FOR A DISTANCE OF 2882.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 00°54'03" EAST FOR A DISTANCE OF 758.31 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 86.80 ACRES

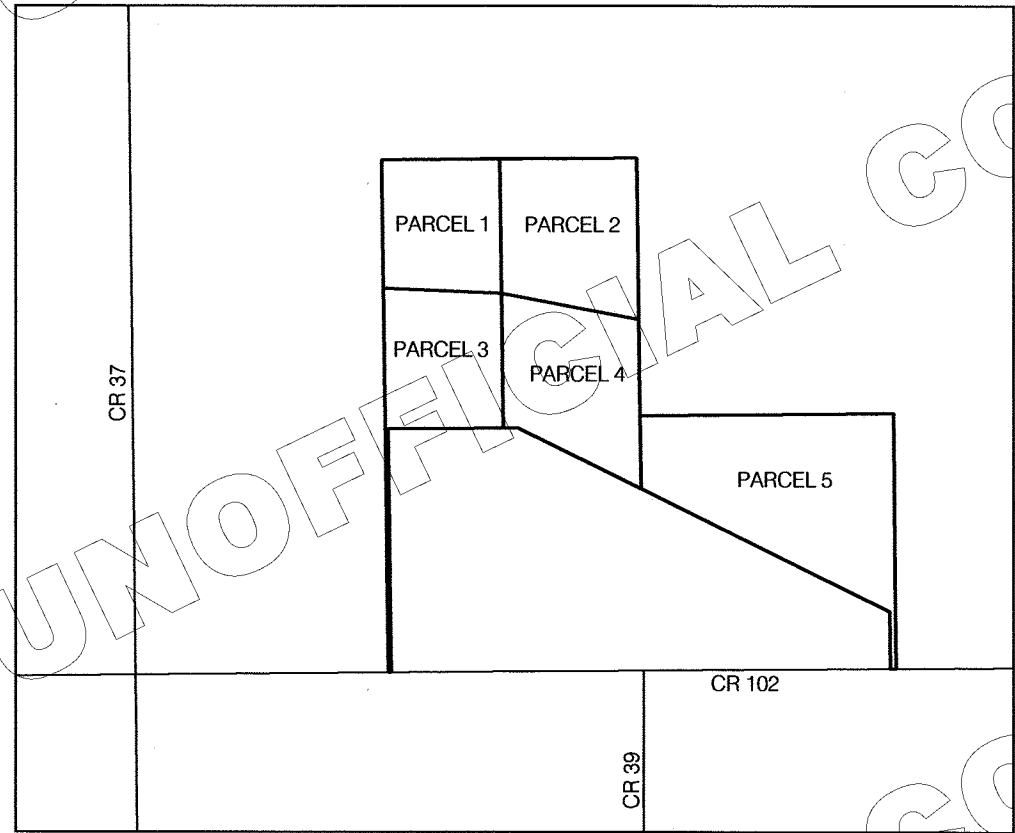
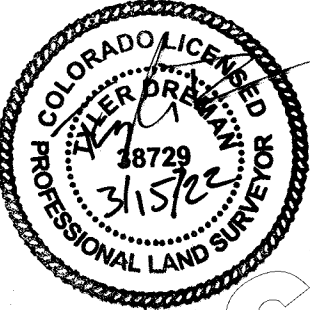
SURVEYORS NOTES:

- BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST AS BEARING NORTH 00°44'49" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- CLIENT DID NOT REQUEST RIGHT-OF-WAYS OR EASEMENTS SHOWN. AGPROFESSIONALS DID NOT CONDUCT A SEARCH FOR EXISTING EASEMENTS AND RIGHT-OF-WAYS.
- ALL DISTANCE MEASUREMENTS SHOWN ARE IN U.S. SURVEY FOOT.
- ALL BEARINGS ARE BASED UPON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, OF THE NORTH AMERICAN DATUM OF 1983. DISTANCE AND ACREAGE ARE REPORTED AS SURFACE.
- THIS LAND SURVEY PLAT WAS CREATED TO FURTHER SPLIT PARCELS 1 AND 2 OF A LAND SURVEY PLAT RECORDED MARCH 5, 2021 AS RECEPTION NO. 4689492.

SURVEYORS CERTIFICATE

I, TYLER S. DREMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

BY: *TYLER S. DREMAN* DATE: *3/15/22* 38729 COLORADO REGISTRATION #



DATE: March 14, 2022	DRAWN BY: AGPRO
REVISIONS:	
R1	
R2	
R3	
R4	



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LAND SURVEY PLAT

SECTIONS 19 AND 20, TOWNSHIP 9 NORTH, RANGE 65 WEST, OF THE 6TH P.M.
WELD COUNTY, CO