4811615 Pages: 1 of 1 03/21/2022 03:27 PM R Fee:\$13.00 Carly Koppes, Clerk and Recorder, Weld County, CO

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

UN-MAINTAINED COUNTY RIGHT-OF-WAY

EAST QUARTER CORNER SECTION

19, TOWNSHIP 9 NORTH, RANGE 65

WEST-OF THE 6TH P.M. FOUND A #6

REBAR OF UNKNOWN LENGTH WITH

A 3 1/4" ALUMINUM CAP STAMPED

SOUTHEAST CORNER SECTION 19,

TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED

AS SHOWN.

- 60' RIGHT OF WAY, 30' EACH SIDE OF SECTION

LINE # | BEARING | DISTANCE

L1 \$89°31'24'W

12 S89°36'15'W

N 89°26'22" E, 1319.11'

NORTHEAST CORNER SECTION 19

TOWNSHIP 9 NORTH, RANGE 65 WEST

ALUMINUM CAP STAMPED AS SHOWN.

50.34 ACRES GROSS

48.21 ACRES NET

50.51 ACRES GROSS

N 89°36'50" E, 2656.31'

~S 89°36'39" W, 156.05'

S19

2021

OF THE 6TH P.M. FOUND A #6 REBAR

OF UNKNOWN LENGTH WITH A 2 1/2"

UN-MAINTAINED COUNTY RIGHT-OF-WAY

60' RIGHT OF WAY, 30' EACH SIDE OF SECTION -

LINE JULY 24, 1911 RECEPTION NUMBER 168979.

SECTION 19, TOWNSHIP 9 NORTH

RANGE 65 WEST OF THE 6TH P.M.

LENGTH WITH A 2 1/2" ALUMINUM

CAP STAMPED AS SHOWN.

SECTION 19, TOWNSHIP 9 NORTH,

FOUND A #6 REBAR OF UNKNOWN

CENTER QUARTER CORNER

SECTION 19, TOWNSHIP 9 NORTH,

RANGE 65 WEST OF THE 6TH P.M.

FOLIND A #6 REBAR OF LINKNOWN

LENGTH WITH A 2 1/2" ALUMINUM

CAP STAMPED AS SHOWN.

RANGE 65 WEST OF THE 6TH P.M.

LENGTH WITH A 2 1/2" ALUMINUM CAP STAMPED AS SHOWN.

T9N R65W

2012

N1/16 ^C S19

FOUND A #6 REBAR OF UNKNOWN

38.71 ACRES GROSS

N 87°34'21" W, 1233.56'

42.15 ACRES GROSS

PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH PRÍNCIPAL MÉRIDIAN. 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.

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

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

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 1233.56 FEET;

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

THENCE SOUTH 89936'51" 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

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 THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/40F 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

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

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 1338.64 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 38.71 ACRES

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.

SHOWN ON THÌS SÙRVEY. AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. SÀID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST SECTION CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE

THENCE DEPARTING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, NORTH 79°22'13

THENCE NORTH 00°44'49" WEST FOR A DISTANCE OF 1399.25 FEET THE NORTH LINE OF THE

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;

PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP SHOWN ON THIS SURVEY. AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETC

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 650

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°54'03" EAST

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

THENCE SOUTH 89°36'39" WEST FOR A DISTANCE OF 156.05 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

THENCE-ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, SOUTH 00°43'24" EAST

CONTAINING A CALCULATED AREA OF 50.51 ACRES

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AN DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO SOUTH QUARTER CORNER SECTION 19, 3 FVFNT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THÂN TEN YEARS FROM

REVISIONS:

TOWNSHIP 9 NORTH, RANGE 65 WEST

OF THE 6TH P.M. FOUND A #6 REBAR -OF UNKNOWN LENGTH WITH A 2 1/2"

DRAWN BY: AGPRO

3050 67th Avenue, Suite 200, Greeley, CO 80634 P (970) 535-9318 F (970) 535-9854

COUNTY ROAD 102

60' RIGHT OF WAY, 30' EACH SIDE OF

PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 65 WEST OF THE SIXTH

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.

OMMENCING 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

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

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

THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 00°34'49" EAST

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

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 89°36'15"

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 00°34'48"-WEST FOR A DISTANCE OF 595.33 FEET;

THENCE NORTH 63°49'45" WEST FOR A DISTANCE OF 2882.48 FEET TO A POINT ON THE WEST LINE OF

THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 00°54'03" EAST

CONTAINING A CALCULATED AREA OF 86.80 ACRES

FOUND SECTION CORNER AS NOTED

CORNER AS NOTED

ROW LINE

WEST ONE-SIXTEENTH CORNER

SECTION 20, TOWNSHIP 9 NORTH

RANGE 65 WEST OF THE 6TH P.M.

FOUND A #6 REBAR OF UNKNOWN

CAP STAMPED AS SHOWN N 89°26'22" E, 1319.11'

LENGTH WITH A 3 1/4" ALUMINUM

BOUNDARY LINE

FOUND ONE-QUARTER OR ONE-SIXTEENTH

FOUND #4 REBAR OF UNKNOWN LENGTH

WITH YELLOW PLASTIC CAP STAMPED 38353

FOUND #4 REBAR OF UNKNOWN LENGTH

WITH A RED PLASTIC CAP STAMPED 30462

SET A 24" #4 REBAR WITH A YELLOW

PLASTIC CAP STAMPED 38729

1.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.

2. CLIENT DID NOT BEQUEST RIGHT-OF-WAYS OR EASEMENTS SHOWN. AGPROFESSIONALS DID NOT CONDUCT A SEARCH FOR EXISTING EASEMENTS AND RIGHT-OF-WAYS.

ALL DISTANÇE MEASUREMENTS SHOWN ARE IN U.S. SURVEY FOOT

4. 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

5. 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.

CENTER QUARTER CORNER

CAP STAMPED AS SHOWN.

SECTION 20, TOWNSHIP 9 NORTH,

FOUND A #6 REBAR OF UNKNOWN

LENGTH WITH A 3 1/4" ALUMINUM

SECTION 20, TOWNSHIP 9 NORTH RANGE 65 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN.

FOUND A #6 REBAR OF UNKNOWN

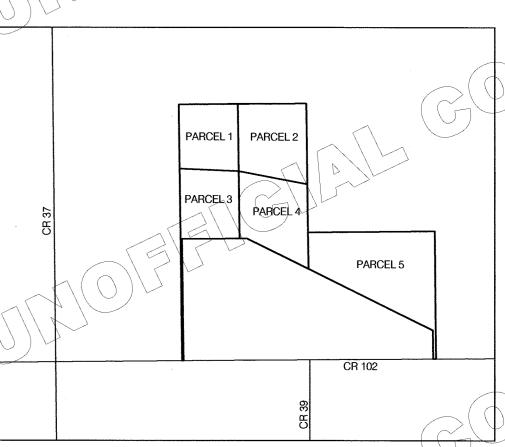
LENGTH WITH A 3 1/4" ALUMINUM CAP

RANGE 65 WEST OF THE 6TH P.M.

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 COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSION







VICINITY MAP

1" = 2000' 03-14-2022 Job No.

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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

SOUTH QUARTER CORNER SECTION 20,

TOWNSHIP 9 NORTH, RANGE 65 WEST OF -