

Land Survey Plat

Located in the Northwest 1/4 of Section 6,
Township 9 North, Range 66 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1

PARCEL 1 DESCRIPTOR:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 SOUTH 00°31'25" EAST, A DISTANCE OF 394.12 FEET TO THE SOUTHWEST CORNER OF LOT A OF RECORDED EXEMPTION NO. 0455-06-02 RE-908 RECORDED FEBRUARY 25, 1987 AS RECEPTION NO. 2089653, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID LOT A AND COINCIDENT WITH THE SOUTH LINE OF LOT A OF RECORDED EXEMPTION NO. 0455-06-02 RE-2226 RECORDED DECEMBER 9, 1998 AS RECEPTION NO. 2659223 NORTH 89°44'05" EAST, A DISTANCE OF 2648.78 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 01°18'38" EAST, A DISTANCE OF 417.33 FEET; THENCE SOUTH 78°19'43" WEST, A DISTANCE OF 2228.73 FEET TO THE NORTHEAST CORNER OF LOT C OF RECORDED EXEMPTION NO. 0455-06-02 RE-4524 RECORDED JANUARY 26, 2007 AS RECEPTION NO. 3451161; THENCE COINCIDENT WITH THE NORTH LINE OF SAID LOT C NORTH 89°40'37" WEST, A DISTANCE OF 467.86 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH SAID WEST LINE NORTH 00°31'25" WEST, A DISTANCE OF 853.22 FEET TO THE POINT OF BEGINNING, CONTAINING 41.17 ACRES, MORE OR LESS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2 DESCRIPTOR:

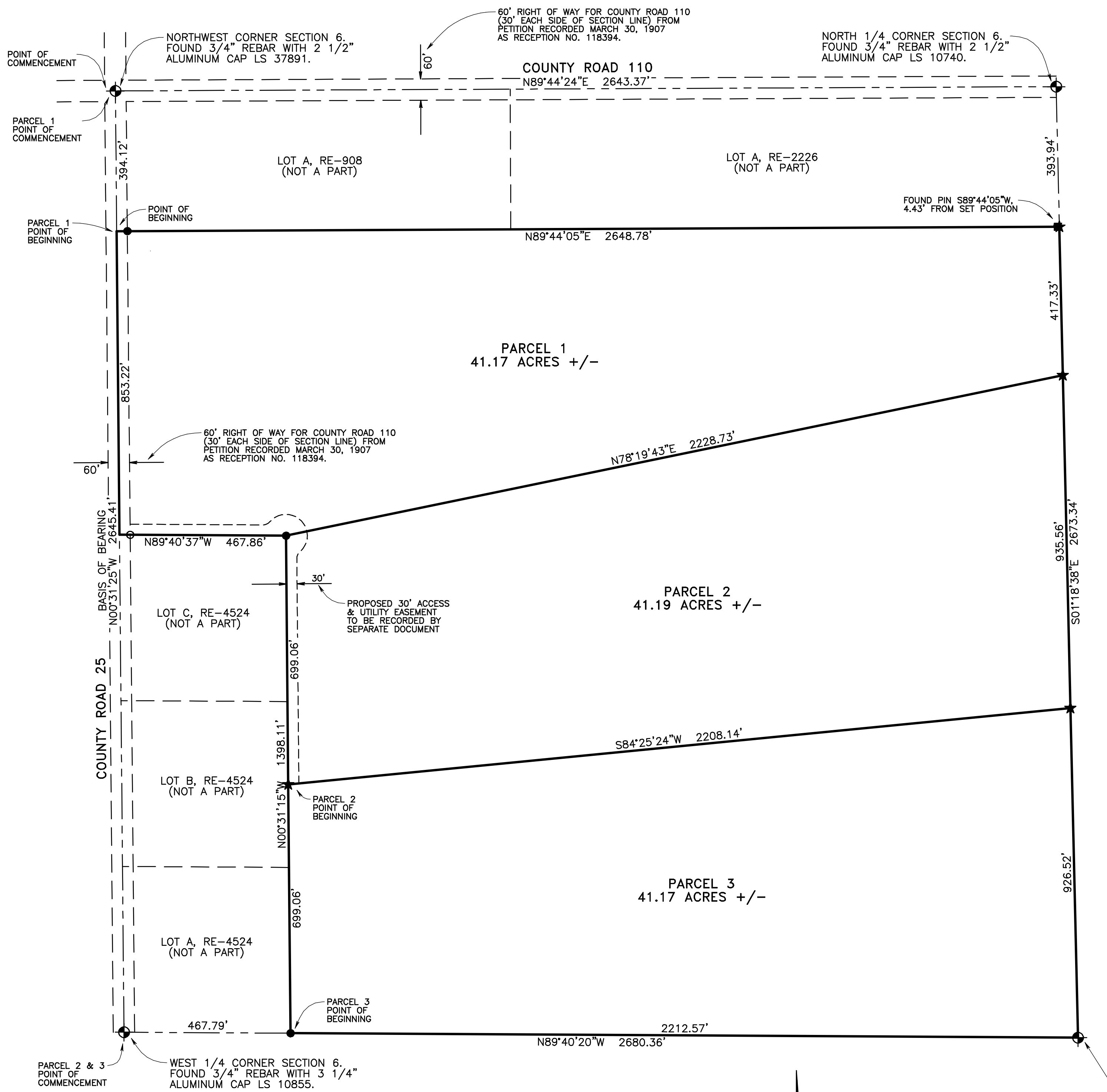
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 NORTH 89°40'20" WEST, A DISTANCE OF 467.79 FEET TO THE SOUTHEAST CORNER OF LOT A OF RECORDED EXEMPTION NO. 0455-06-02 RE-4524 RECORDED JANUARY 26, 2007 AS RECEPTION NO. 3451161; THENCE COINCIDENT WITH THE EAST LINE OF LOT A AND LOT B OF SAID RECORDED EXEMPTION NORTH 00°31'15" WEST, A DISTANCE OF 669.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH THE EAST LINE LOT B AND C OF SAID RECORDED EXEMPTION NORTH 00°31'15" WEST, A DISTANCE OF 669.06 FEET TO THE NORTHEAST CORNER OF SAID LOT C; THENCE NORTH 78°19'43" EAST, A DISTANCE OF 2228.73 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 01°18'38" EAST, A DISTANCE OF 926.52 FEET; THENCE SOUTH 84°25'24" WEST, A DISTANCE OF 2208.14 FEET TO THE POINT OF BEGINNING, CONTAINING 41.19 ACRES, MORE OR LESS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 3 DESCRIPTOR:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 NORTH 89°40'20" WEST, A DISTANCE OF 467.79 FEET TO THE SOUTHEAST CORNER OF LOT A OF RECORDED EXEMPTION NO. 0455-06-02 RE-4524 RECORDED JANUARY 26, 2007 AS RECEPTION NO. 3451161, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH THE EAST LINE OF SAID LOT A AND LOT B OF SAID RECORDED EXEMPTION NORTH 00°31'15" WEST, A DISTANCE OF 899.06 FEET; THENCE NORTH 84°25'24" EAST, A DISTANCE OF 2208.14 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 01°18'38" EAST, A DISTANCE OF 926.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 NORTH 89°40'20" WEST, A DISTANCE OF 2212.57 FEET TO THE POINT OF BEGINNING, CONTAINING 41.17 ACRES, MORE OR LESS, COUNTY OF WELD, STATE OF COLORADO.



LEGEND:

- ◆ = SECTION CONTROL CORNER AS NOTED HEREON.
- ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
- = FOUND 1/2" REBAR WITH RED OR YELLOW PLASTIC CAP LS 9644.
- = FOUND 1/2" REBAR WITH RED PLASTIC CAP LS 38653.
- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 10740.

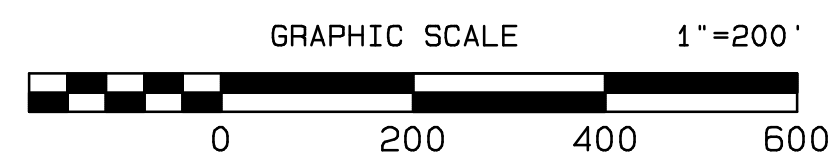
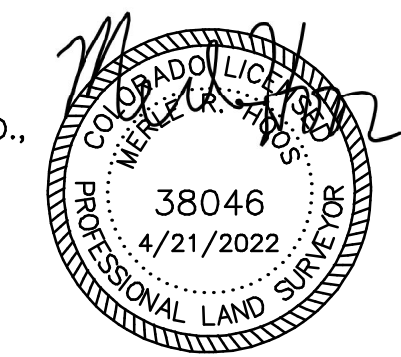
SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°31'25" WEST AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) 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. IN NO EVENT SHALL THE LIABILITY EXCEED THE DOLLAR AMOUNT FOR THIS SURVEY.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) EASEMENTS AND RIGHTS OF WAY OF RECORD HAVE BEEN RESEARCHED BY AMERICAN WEST LAND SURVEYING COMPANY, AND ARE SHOWN HEREON. NO TITLE COMMITMENT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
- 7) THIS LAND SURVEY PLAT IS NOT A SUBDIVISION PLAT OR EXEMPTION PLAT AND DOES NOT CREATE SEPARATE PARCELS. THIS MAP ONLY DEPICTS THE LOCATION OF THE PROPERTY DESCRIPTIONS SHOWN HEREON. PARCELS ARE CREATED BY THE RECORDING OF DEEDS CONTAINING THE PROPERTY DESCRIPTIONS DEPICTED IN THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.,
A COLORADO CORPORATION



American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com
SCALE 1" = 200' | DRAWN BY: MRH | CHECKED BY: CDH | DATE: December 22, 2021
JOB NO: 22-133 | REVISIONS: