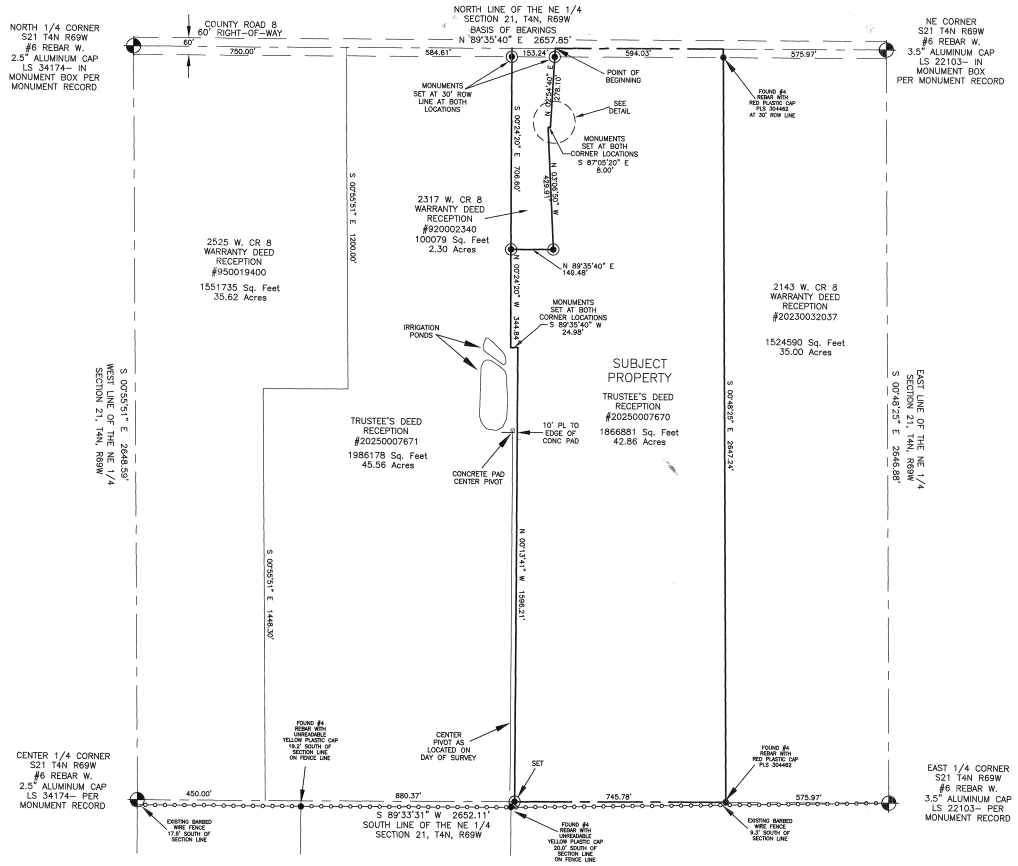
RECEPTION #20250010437, 3/14/2025 11:09:14 AM, 1 of 1, $13.00
Tina Harris, Clerk & Recorder, Larimer County, CO

LAND SURVEY PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO



LEGAL DESCRIPTION FROM DEED

A parcel of land being a portion of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #20150035842, situate in the Northeast Quarter of Section 21, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North Line of the Northeast Quarter of said Section 21 as bearing North 89°35'40" East, with all bearings contained hereon relative thereto.

Commencing at the Northwest Corner of the Northeast Quarter of said Section 21, Township 4 North, Range 69 West of the 6th P.M.;

Thence along the North Line of the Northeast Quarter of said Section 21, North 89°35'40" East, a distance of 1487.85' to the Northeast corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #920002340, said point being the POINT OF BEGINNING;

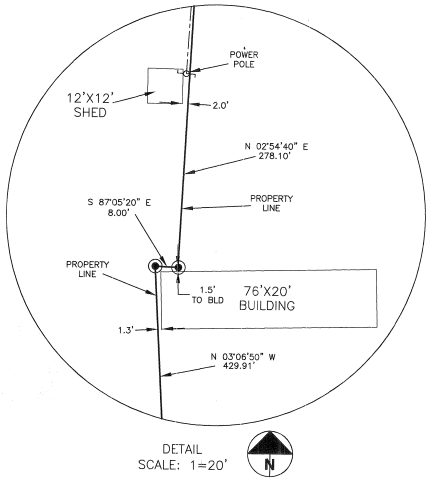
Thence continuing along the North Line of the Northeast Quarter of said Section 21, North 89°35'40" East, a distance of 594.03' to the Northwest corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #20230032037;
Thence along the West line of said parcel South 00°48'25" East, a distance of 2647.24' to a point on the South line of the said Northeast Quarter of Section 21;
Thence along the South line of the said Northeast Quarter of Section 21, South 89°33'31" West, a distance of 746.52';
Thence North 00°13'41" West, a distance of 1596.21'
Thence South 89°35'40" West, a distance of 24.98';
Thence North 00°24'20" West, a distance of 344.84' to the Southwest corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #920002340;

Thence along the boundary of said parcel the following four courses and distances;
North 89°35'40" East, a distance of 149.48';
North 03°06'50" West, a distance of 429.91';
South 87°05'20" East, a distance of 8.00';
North 02°54'40" East, a distance of 278.10' to the POINT OF BEGINNING;

Said described property has an area of 1,866,881 Square Feet, or 42.858 Acres, more or less

OWNER

BERT F. ASA
1163 SUMMIT VIEW DR.
LAPORTE, CO 80513



DETAIL
SCALE: 1=20'

SURVEY NOTES

1. BASIS OF BEARINGS; The North line of the Northeast Quarter of Section 21, Township 4 North, Range 69 West of the 6th P.M., monumented as shown hereon, was assumed to bear North 89°35'40" East.
2. This Land Survey plat was prepared without the benefit of a Title Commitment. No additional research regarding easements or right–of–way was requested by the client. No additional research was performed by the surveyor regarding legal descriptions, deeds, and rights–of–way except as is noted on this plat.
3. The parcel created by a Warranty Deed recorded under Reception #950019400 in the records of the Larimer County Clerk and Recorder is depicted as extending to the South line of said Section 21. The intent was for the conveyance to extend to said South line. This determination was based on testimony from the owner of said parcel who was a party to the original agreement.
4. The purpose of this survey is to delineate the boundary between the parcels split between the heirs of the Leland F. Asa Trust per the deeds as referenced on this plat.
5. The lineal units shown hereon are based upon the U.S. Survey Foot.
6. NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within Three years after you first discovered 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.

N

0 200 400 600
SCALE: 1"=200'

CERTIFICATION

I, Thomas M. Donnelly, a duly Registered Land Surveyor in the State of Colorado, do hereby certify that this Land Survey Plat and the field survey performed in February of 2025 is accurate to the best of my knowledge and belief.

Thomas M. Donnelly, PLS 37620
for and on behalf of
Donnelly Land Consultants, LLC

COLORADO REGISTERED THOMAS M. DONNELLY 37620 PROFESSIONAL LAND SURVEYOR

MONUMENTATION LEGEND

- FOUND EXISTING MONUMENT AS DESCRIBED HEREON
- SET #5 REBAR WITH ORANGE PLASTIC CAP–LS 37620
- ALIQUOT CORNER MONUMENT AS DESCRIBED HEREON

DATE	RECORD OF ISSUE	BY
03/12/2025	INITIAL ISSUE	TMD

DONNELLY
LAND CONSULTANTS
2692 FIRESTONE CT
LOVELAND, COLORADO 80538
(970) 290-2431 TODONNELLY@GMAIL.COM

CLIENT AND PROJECT: LELAND F. ASA TRUST
DESCRIPTION: PORTION OF THE NE1/4 - SEC21, T4N, R69W

DESIGNED:
DRAWN: TMD
CHECKED:
APPROVED:
DATE: MARCH 10, 2025
SCALE: 1"=200'
PROJECT NO. 25-0110
SHEET 1 of 1