

FAMILY FARM DIVISION FFD24-0012
LOT B OF RECX18-0059 LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION PROVIDED

LOT B, RECORDED EXEMPTION NO. 0805-23-03 RECX18-0059 ACCORDING TO THE PLAT RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 4430946, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 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 SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 00°28'03" WEST FOR A DISTANCE OF 2641.69 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 SOUTH 89°47'19" WEST FOR A DISTANCE OF 1323.22 FEET TO THE WEST 1/16 CORNER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 SOUTH 57°16'00" EAST FOR A DISTANCE OF 781.89 FEET TO A POINT ON SAID WEST LINE; THENCE DEPARTING SAID 1/16 LINE SOUTH 57°16'00" EAST FOR A DISTANCE OF 168.94 FEET; THENCE SOUTH 02°52'39" EAST FOR A DISTANCE OF 1038.40 FEET; THENCE SOUTH 22°13'21" WEST FOR A DISTANCE OF 484.90 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID 1/16 LINE SOUTH 00°23'39" EAST FOR A DISTANCE OF 277.50 FEET TO THE SOUTH WEST 1/16 CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 SOUTH 89°59'55" EAST FOR A DISTANCE OF 1326.62 FEET TO THE POINT OF BEGINNING; EXCEPTING LOT A OF AMRE-1368 AND PARCEL NUMBER 080523000014 BEING A TRACT OF LAND SEPARATED FROM THE FARM PRIOR TO 1972 AND AMENDED BY SUBDIVISION EXEMPTION IN 1991. CONTAINING A CALCULATED AREA OF 73.21 ACRES.

RESULTANT LEGAL DESCRIPTION

1. LOT A, FAMILY FARM DIVISION NO. FFD24-0012, BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AS BEARING NORTH 89°47'19" EAST AS MONUMENTED AS SHOWN ON THIS SURVEY, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER WEST 1/16 CORNER OF SAID SECTION 23 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 89°47'19" EAST A DISTANCE OF 472.43 FEET; THENCE DEPARTING THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 SOUTH 01°08'17" EAST A DISTANCE OF 417.99 FEET; THENCE SOUTH 88°51'43" WEST A DISTANCE OF 351.73 FEET; THENCE SOUTH 00°23'39" EAST A DISTANCE OF 172.01 FEET; THENCE SOUTH 88°51'43" WEST A DISTANCE OF 126.17 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 00°23'39" WEST A DISTANCE OF 597.68 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 5.10 ACRES MORE OR LESS;

2. LOT B, FAMILY FARM DIVISION NO. FFD24-0012, BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AS BEARING NORTH 89°47'19" EAST AS MONUMENTED AS SHOWN ON THIS SURVEY, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 23 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 00°23'39" WEST A DISTANCE OF 277.50 FEET; THENCE DEPARTING SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 22°13'21" EAST A DISTANCE OF 484.90 FEET; THENCE NORTH 02°52'39" WEST A DISTANCE OF 1,038.40 FEET; THENCE NORTH 57°16'00" WEST A DISTANCE OF 168.94 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 88°51'43" EAST A DISTANCE OF 126.17; THENCE NORTH 00°23'39" WEST A DISTANCE OF 172.01 FEET; THENCE NORTH 88°51'43" EAST A DISTANCE OF 351.73 FEET; THENCE NORTH 01°08'17" WEST A DISTANCE OF 417.99 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 89°47'19" EAST A DISTANCE OF 850.79 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 SOUTH 00°28'03" EAST A DISTANCE OF 2641.69 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 NORTH 89°59'55" WEST A DISTANCE OF 1326.62 FEET;

EXCEPTING OUT PARCEL B OF SUBDIVISION EXEMPTION SE-410, LOT A OF RECX18-0059, AND LOT A OF AMRE-1368 CONTAINING A CALCULATED AREA OF 65.59 ACRES MORE OR LESS

SURVEYOR'S NOTES

- THIS PLAT WAS CREATED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2236027-10 PROVIDED BY STEWART TITLE COMPANY DATED APRIL 11, 2024
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEARING NORTH 89°47'19" EAST BETWEEN THE SHOWN MONUMENTS ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROPERTY OWNER'S CERTIFICATE

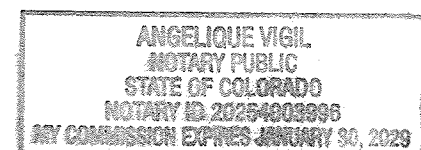
I (WE), THE UNDERSIGNED, BEING THE SOLE OWNER(S) IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY SUBDIVIDE THE PROPERTY AS LAID OUT IN THIS PLAT, AND DEDICATE ALL EASEMENTS DESCRIBED AND/OR DEPICTED HEREIN FOR THE BENEFIT OF WELD COUNTY AND THE FEE OWNERS OF ANY LOT OR PARCEL CREATED BY THIS PLAT.

Kevin Miller
KEVIN MILLER
STATE OF COLORADO } ss.
COUNTY OF WELD

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2025
MY COMMISSION EXPIRES January 30th, 2029

WITNESS MY HAND AND SEAL

NOTARY PUBLIC



DEPARTMENT OF PLANNING SERVICES-ADMINISTRATIVE REVIEW CERTIFICATE OF APPROVAL

THIS FAMILY FARM DIVISION IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING SERVICES FOR FILING.

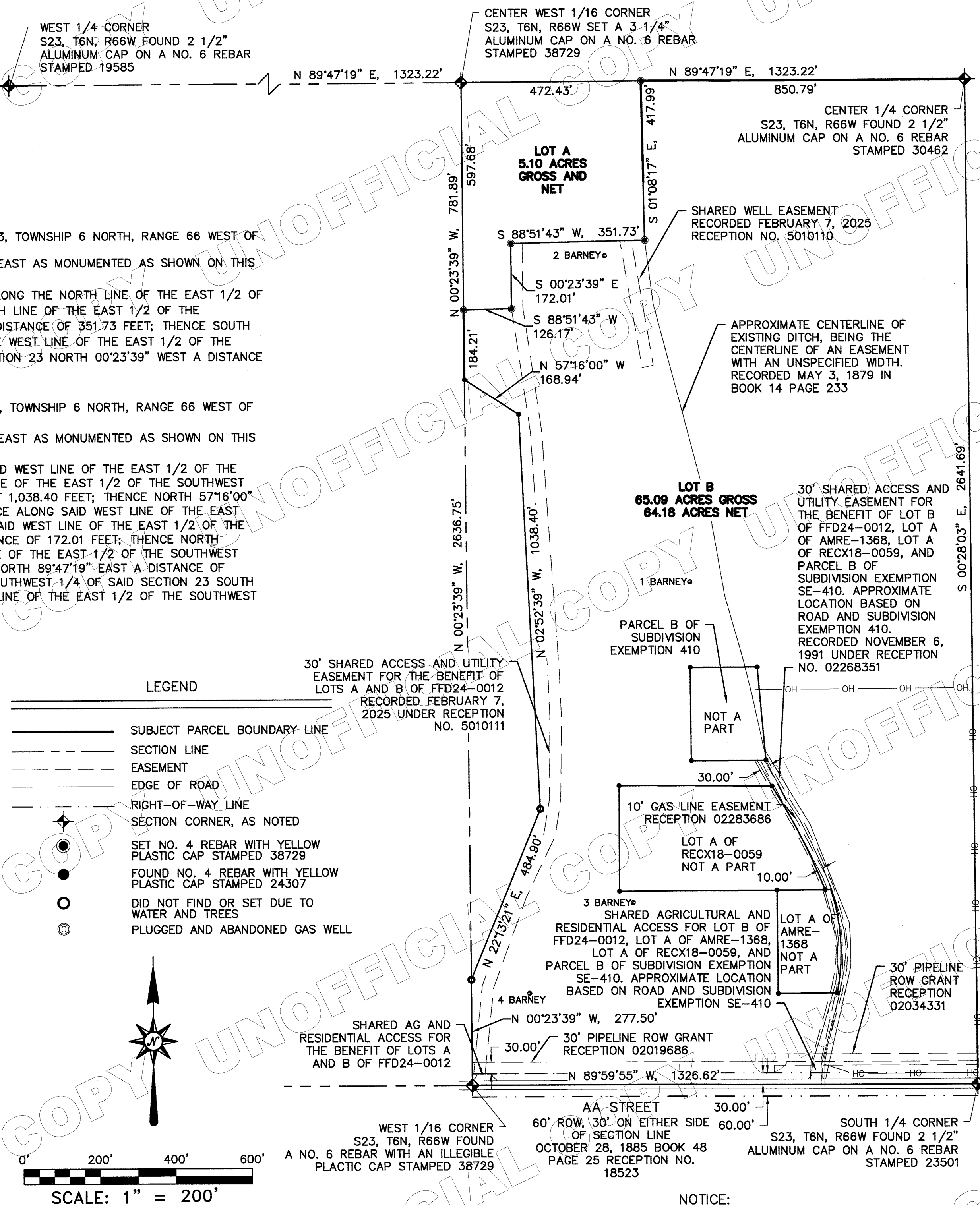
DIRECTOR, DEPARTMENT OF PLANNING SERVICES

STATE OF COLORADO } ss.
COUNTY OF WELD

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2025
MY COMMISSION EXPIRES 9/5/28

WITNESS MY HAND AND SEAL

NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, TYLER DREMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THE 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.

TYLER DREMAN, PLS, 38729



NOTICE:

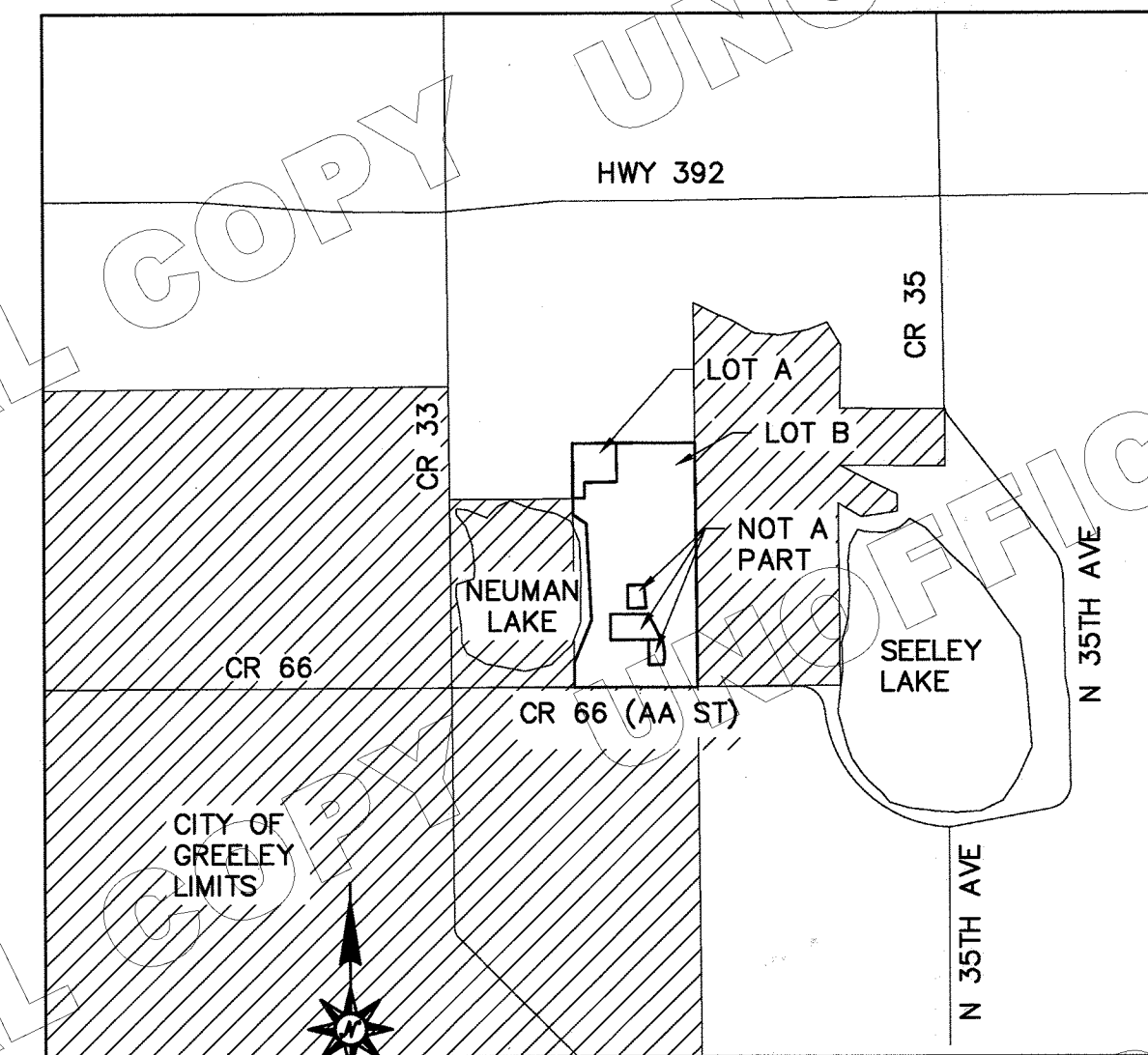
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

HISTORY OF LAND DIVISION

- EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23
- EXCEPT A PIECE RECORDED IN BOOK 392 PAGE 215 AND CORRECTED IN BOOK 826 PAGE 50
- SUBDIVISION EXEMPTION 410 RECORDED NOVEMBER 6, 1991 UNDER RECEPTION NO. 02268351
- AMENDED RECORDED EXEMPTION NO. 0805-23-3-RE1368 RECORDED JULY 7, 1992 UNDER RECEPTION NO. 02297716
- RECORDED EXEMPTION NO. 0805-23-03 RECX18-0059 RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 4430946

WELD COUNTY NOTES

- THE PURPOSE OF THIS FAMILY FARM DIVISION, FFD24-0012, IS A ONE-TIME ONLY LAND DIVISION TO CREATE A SEPARATE, BUILDABLE LOT TO SUPPORT A FAMILY FARM OR RANCH.
- NO LOT MAY BE AMENDED OR DIVIDED EXCEPT IN ACCORDANCE WITH CHAPTERS 24 OR 27 OF THE WELD COUNTY CODE, AS AMENDED.
- ANY FUTURE USES OR STRUCTURES ON SITE MUST OBTAIN THE APPROPRIATE ZONING AND BUILDING PERMITS.
- ALL PROPOSED OR EXISTING STRUCTURES WILL OR DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE, THE REQUIRED SETBACK IS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE.
- THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR CONTROLLING NOXIOUS WEEDS ON THE SITE, PURSUANT TO CHAPTER 15, ARTICLE I AND II, OF THE WELD COUNTY CODE.
- THE HISTORICAL FLOW PATTERNS AND STORMWATER RUNOFF AMOUNTS WILL BE MAINTAINED ON LOTS A AND B OF FFD24-0012.
- THIS APPLICATION IS PROPOSING A WELL AS ITS SOURCE OF WATER. THE APPLICANT SHOULD BE MADE AWARE THAT WHILE THEY MAY BE ABLE TO OBTAIN A WELL PERMIT FROM THE OFFICE OF THE STATE ENGINEER, DIVISION OF WATER RESOURCES, THE QUANTITY OF WATER AVAILABLE FOR USAGE MAY BE LIMITED TO SPECIFIC USES, I.E., "DOMESTIC USE ONLY," ETC. ALSO, THE APPLICANT SHOULD BE MADE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. WE STRONGLY ENCOURAGE THE APPLICANT TO TEST THEIR DRINKING WATER PRIOR TO CONSUMPTION AND PERIODICALLY TEST IT OVER TIME.
- WHEN A RESIDENCE IS CONSTRUCTED, A WELD COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT IS REQUIRED AND SHALL BE INSTALLED ACCORDING TO THE WELD COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS.
- POTENTIAL OWNERS SHOULD BE AWARE THAT APPROVAL OF THIS FAMILY FARM DIVISION DOES NOT GUARANTEE THAT WELL PERMITS WILL BE ISSUED FOR THE LOTS. ANY LOT MAY BE DEEMED NON-BUILDABLE IF THE LOT OWNER IS UNABLE TO OBTAIN A WELL PERMIT. THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.
- POTENTIAL PURCHASERS SHOULD BE AWARE THAT LOT A MAY NOT BE ELIGIBLE FOR A DOMESTIC WELL PERMIT WHICH ALLOWS FOR OUTSIDE IRRIGATION AND/OR THE WATERING OF STOCK ANIMALS. PROPERTY OWNERS ARE ADVISED THAT THE QUANTITY OF WATER AVAILABLE FOR USAGE MAY BE LIMITED TO SPECIFIC USES, I.E., "DOMESTIC USE ONLY." THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.
- ALL BUILDINGS SHALL COMPLY WITH THE SETBACK FROM OIL AND GAS WELLS PER SECTION 23-4-700, AS AMENDED.
- BUILDING PERMITS MAY BE REQUIRED, FOR ANY NEW CONSTRUCTION, SET UP OF MANUFACTURED STRUCTURES, OR CHANGE OF USE OF EXISTING BUILDINGS PER SECTION 29-3-10 OF THE WELD COUNTY CODE. BUILDINGS AND STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF THE VARIOUS CODES ADOPTED AT THE TIME OF PERMIT APPLICATION. CURRENTLY THE FOLLOWING HAS BEEN ADOPTED BY WELD COUNTY: 2018 INTERNATIONAL BUILDING CODES, 2018 INTERNATIONAL ENERGY CODE, 2020 NATIONAL ELECTRICAL CODE, AND CHAPTER 29 OF THE WELD COUNTY CODE. A BUILDING PERMIT APPLICATION MUST BE COMPLETED AND TWO (2) COMPLETE SETS OF ENGINEERED PLANS BEARING THE WET STAMP OF A COLORADO REGISTERED ARCHITECT OR ENGINEER MUST BE SUBMITTED FOR REVIEW. A GEOTECHNICAL ENGINEERING REPORT, PERFORMED BY A COLORADO REGISTERED ENGINEER, SHALL BE REQUIRED OR AN OPEN HOLE INSPECTION. A BUILDING PERMIT MUST BE ISSUED PRIOR TO THE START OF CONSTRUCTION.
- BUILDING PERMITS ISSUED ON THE PROPOSED LOTS WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE COUNTY FACILITY FEE, COUNTY-WIDE ROAD IMPACT FEE, AND DRAINAGE IMPACT FEE PROGRAMS.
- PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A RECORDED DEED DESCRIBING THE LOT UPON WHICH THE BUILDING PERMIT IS REQUESTED. THE LEGAL DESCRIPTION ON SUCH DEED SHALL INCLUDE THE LOT DESIGNATION AND FAMILY FARM DIVISION NUMBER.
- PRIOR TO THE RELEASE OF BUILDING PERMITS ON LOT A AND B, THE APPLICANT SHALL SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING SERVICES THE LOT HAS AN ADEQUATE WATER SUPPLY OF SUFFICIENT QUALITY, QUANTITY AND DEPENDABILITY.



VICINITY MAP
SCALE: 1"=2,000'

TSD Surveying
13013 County Road 86, Plerce, CO 80850
(970) 590-2197

FAMILY FARM DIVISION

FAMILY FARM DIVISION FFD24-0012

WELD COUNTY
STATE OF COLORADO

PROJECT:

DATE: APRIL 4, 2024

REVISIONS

SCALE: 0 100 200
1" = 200' FEET
DR. TSD CH. TSD
P.M. TSD
CAD FILE: 240002-FFD24-0012.DWG
JOB: 240002
SHEET NO. 1 OF 1