

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 QUARTER 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 NORTH 00°23'39" 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 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 00°18'17" 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 597.88 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 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 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 00°23'39" WEST A DISTANCE OF 184.21 FEET; THENCE DEPARTING 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 FEET; 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 00°28'03" 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 NORTH 00°23'39" WEST 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

1. THIS PLAT WAS CREATED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2236027-10 PROVIDED BY STEWART TITLE COMPANY DATED APRIL 11, 2024

2. 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 STATUE 18-4-508, C.R.S.

3. 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.

4. 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

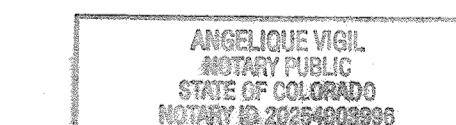
STATE OF COLORADO)
COUNTY OF WELD)
ss.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2025

MY COMMISSION EXPIRES January 30, 2029

WITNESS MY HAND AND SEAL

Angeline Vigil
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.

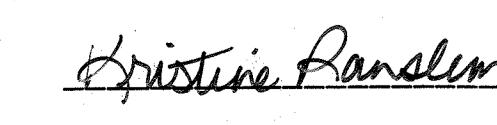
Director, Department of Planning Services

STATE OF COLORADO)
COUNTY OF WELD)
ss.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2025

MY COMMISSION EXPIRES April 15, 2028

WITNESS MY HAND AND SEAL



NOTARY PUBLIC

WEST 1/4-CORNER
S23, T6N, R66W FOUND 2 1/2"
ALUMINUM CAP ON A NO. 6 REBAR
STAMPED 19585

N 89°47'19" E, 1323.22'

CENTER WEST 1/16 CORNER
S23, T6N, R66W FOUND 2 1/2"
ALUMINUM CAP ON A NO. 6 REBAR
STAMPED 38729

N 89°47'19" E, 1323.22'

472.43'

850.79'

417.99'

S 01°08'17" E,

S 88°51'43" W, 351.73'

LOT A
5.10 ACRES
GROSS AND
NET

2 BARNEY

ALUMINUM CAP ON A NO. 6 REBAR
STAMPED 30462

S 00°23'39" W, 172.01'

SHARED WELL EASEMENT
RECORDED FEBRUARY 7, 2025
RECEPTION NO. 5010110

S 88°51'43" W
126.17'

APPROXIMATE CENTERLINE OF
EXISTING DITCH, BEING THE
CENTERLINE OF AN EASEMENT
WITH AN UNSPECIFIED WIDTH.
RECORDED MAY 3, 1879 IN
BOOK 14 PAGE 233

N 57°16'00" W
168.94'

184.21'

N 00°23'39" W, 2636.75'

2636.40'

N 02°52'39" W, 1038.40'

30' SHARED ACCESS AND
UTILITY EASEMENT FOR
THE BENEFIT OF LOT A
OF FFD24-0012, LOT B
OF AMRE-1368, LOT A
OF RECX18-0059, AND
PARCEL B OF SUBDIVISION
EXEMPTION SE-410

N 02°52'39" W, 1038.40'

1 BARNEY

PARCEL B OF
SUBDIVISION
EXEMPTION 410

NOT A PART

30.00'

OH OH OH OH

10' GAS LINE EASEMENT
RECEPTION 02283686

LOT A OF
RECX18-0059
NOT A PART

3 BARNEY

SHARED AGRICULTURAL AND
RESIDENTIAL ACCESS FOR LOT B
OF FFD24-0012, LOT A OF AMRE-1368,
LOT A OF RECX18-0059, AND
PARCEL B OF SUBDIVISION
EXEMPTION SE-410. APPROXIMATE
LOCATION BASED ON ROAD AND SUBDIVISION
EXEMPTION SE-410

N 00°23'39" W, 277.50'

LOT A OF
AMRE-1368
NOT A PART

30.00'

30' PIPELINE
ROW GRANT
RECEPTION 02034331

AA STREET

10.00'

60' ROW, 30' ON EITHER SIDE

30.00'

60' ROW, 30' ON EITHER SIDE

60.00'

SOUTH 1/4 CORNER
S23, T6N, R66W FOUND 2 1/2"

ALUMINUM CAP ON A NO. 6 REBAR
STAMPED 23501

18523

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

1. EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23

2. EXCEPT A PIECE RECORDED IN BOOK 392 PAGE 215
AND CORRECTED IN BOOK 826 PAGE 50

3. SUBDIVISION EXEMPTION 410 RECORDED NOVEMBER
6, 1991 UNDER RECEPTION NO. 02268351

4. AMENDED RECORDED EXEMPTION NO.
0805-23-3-RE1368 RECORDED JULY 7, 1992 UNDER
RECEPTION NO. 02297716

5. RECORDED EXEMPTION NO. 0805-23-03
RECX18-0059 RECORDED SEPTEMBER 13, 2018 UNDER
RECEPTION NO. 4430946

NOTICE:

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ACTION BASED UPON ANY DEFECT BE COMMENCED

MORE THAN TEN YEARS FROM THE DATE OF

CERTIFICATION SHOWN HEREON.

HISTORY OF LAND DIVISION

1.