

LAND SURVEY PLAT
 THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL 1
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 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 13 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 88°35'55" EAST A DISTANCE OF 2635.79 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°22'40" WEST A DISTANCE OF 627.01 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 88°35'55" WEST A DISTANCE OF 2640.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 00°48'16" EAST A DISTANCE OF 627.17 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 37.956 ACRES MORE OR LESS

PARCEL 2
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 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 13; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°48'16" WEST A DISTANCE OF 627.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 88°35'55" EAST A DISTANCE OF 2640.47 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°22'40" WEST A DISTANCE OF 593.20 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 88°35'55" WEST A DISTANCE OF 2644.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 00°48'16" EAST A DISTANCE OF 593.35 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 35.971 ACRES MORE OR LESS

PARCEL 3
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 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 13; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°48'16" WEST A DISTANCE OF 1220.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 88°35'55" EAST A DISTANCE OF 2644.89 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°22'40" WEST A DISTANCE OF 708.05 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 88°35'55" WEST A DISTANCE OF 2650.16 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 00°48'16" EAST A DISTANCE OF 708.23 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 43.014 ACRES MORE OR LESS

PARCEL 4
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 00°48'16" EAST A DISTANCE OF 698.66 FEET; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 NORTH 88°35'55" EAST A DISTANCE OF 2650.16 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 00°22'40" WEST A DISTANCE OF 697.52 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 SOUTH 88°34'25" WEST A DISTANCE OF 2655.40 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 42.493 ACRES MORE OR LESS

SURVEYOR'S NOTES

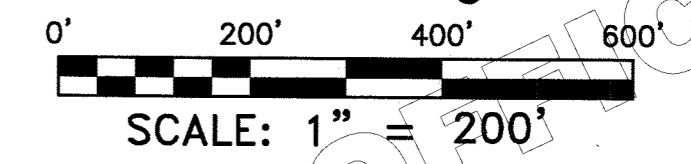
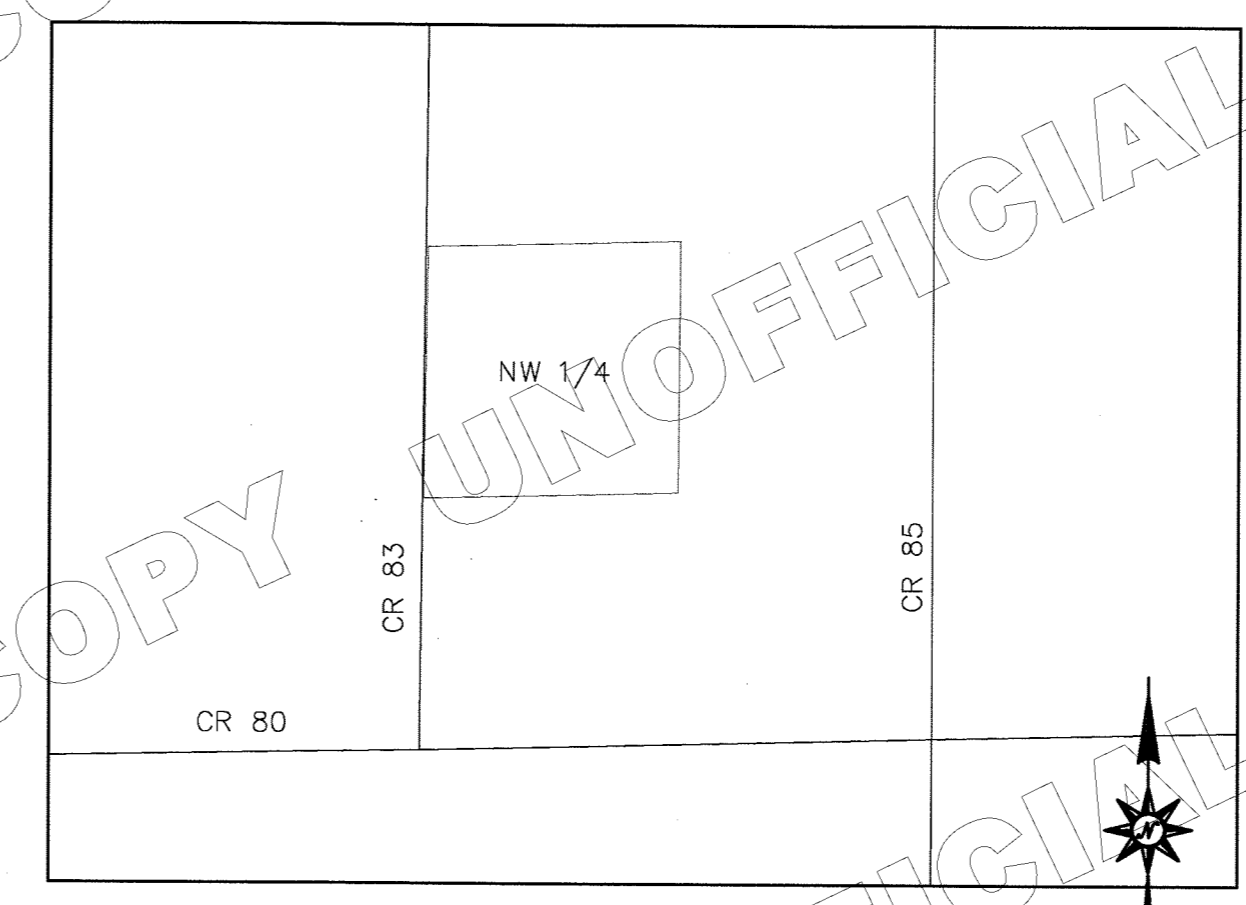
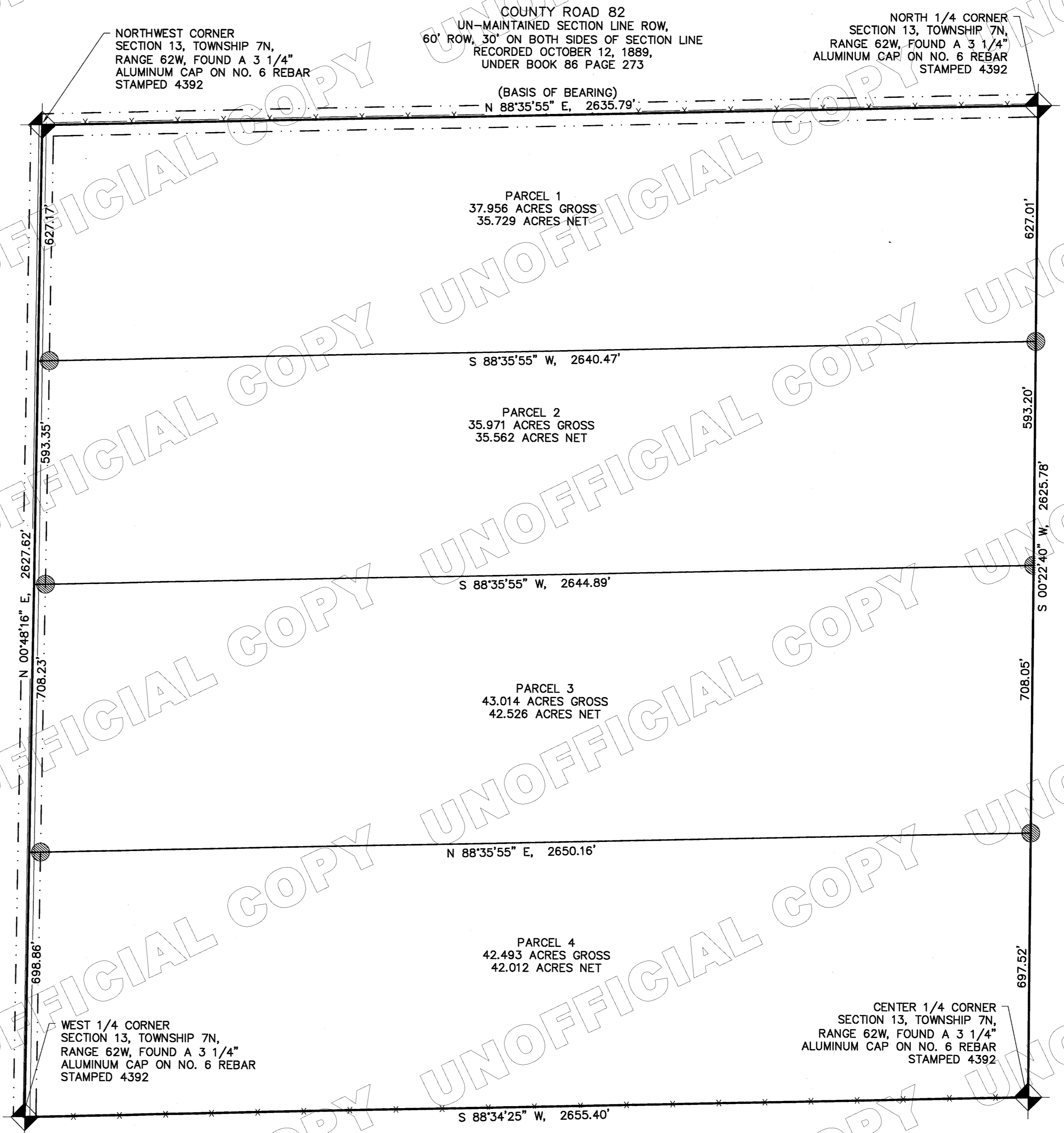
1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 62 WEST OF THE 6TH P.M. SAID LINE BEARING NORTH 88°35'55" EAST BETWEEN THE SHOWN MONUMENTS ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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.

TL
 TYLER DREMAN, PLS, 38729

8/26/24
 DATE



LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	EXISTING FENCE
	EDGE OF ROAD
	RIGHT-OF-WAY LINE
	SECTION CORNER, AS NOTED
	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED 38729

TSD Surveying
 13013 County Road 86, Pierce, CO 80650
 (970) 690-2197

COUNTY:	WELD
SECTION:	13
TOWNSHIP:	7N
RANGE:	62W

BOUNDARY SURVEY
 NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7N, RANGE 62W
 WELD COUNTY
 STATE OF COLORADO

PROJECT:	BOUNDARY SURVEY
DATE:	JULY 10, 2024
REVISIONS:	

SCALE:	0 100 200
1" = 200' FEET	
DR:	TSD
CH:	TSD
P.M.:	TSD
CAD FILE:	24020-1SP NORTHLINE
JOB:	240020
SHEET NO.:	1 OF 1