

DESCRIPTION

A parcel of land being situate within the Northeast Quarter of Section Six (6), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows;

Considering the East line of the Northeast Quarter of said Section 6 as bearing South 00° 44' 06" East, with the Northeast Quarter Corner being monumented by a 1" diameter pipe with a 2.5" aluminum cap, stamped PLS 30865, and the East Quarter Corner being monumented by a #6 rebar with a 3.25" aluminum cap, stamped LS 23520, and with all bearings contained herein relative thereto:

COMMENCING at said East Quarter Corner, THENCE North 86° 38' 55" West, along the southerly line of the Northeast Quarter of said Section 6, a distance of 30.08 feet to the westerly right-of-way line of Weld County Road 15, and to the **POINT OF BEGINNING**;

THENCE North 86° 38' 55" West, continuing along said southerly line of the Northeast Quarter, a distance of 25.06 feet to a line parallel to and 25.00 feet westerly of said westerly right-of-way line of Weld County Road 15;

THENCE North 00° 44' 06" West, along said line being 25.00 feet westerly of the westerly right-of-way line of Weld County Road 15, a distance of 1516.30 feet to the southerly line of Lot A, Recorded Exemption No. 1059-06-2-RE-2515 (RE-2515), recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County;

THENCE South 86° 38' 55" East, along said Southerly line of Lot A, RE-2515, a distance of 25.06 feet to a point on the westerly right-of-way line of said Weld County Road 15;

THENCE South 00° 44' 06" East, along said westerly right-of-way line of Weld County Road 15, a distance of 1516.30 feet to the southerly line of the Northeast Quarter of said Section 6, and to the **POINT OF BEGINNING**.

The above-described parcel of land contains 37,908 square feet, or 0.87 acres, more or less (±), and may be subject to easements and rights-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING

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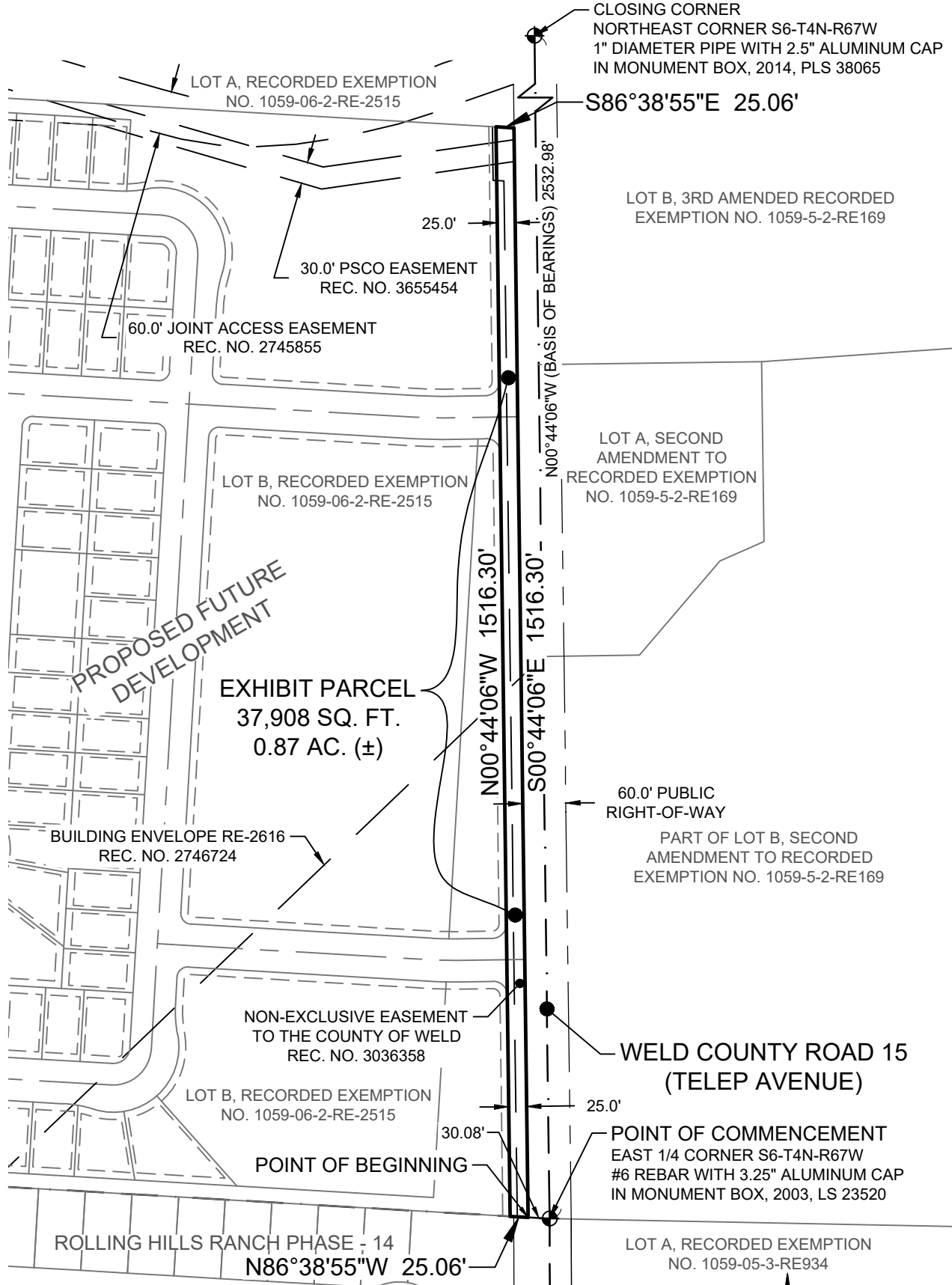
February 20, 2024

S. Paquin

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EXHIBIT

A PARCEL OF LAND BEING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



200 0 200 Feet
(IN U.S. SURVEY FEET)
1 inch = 200 ft.

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