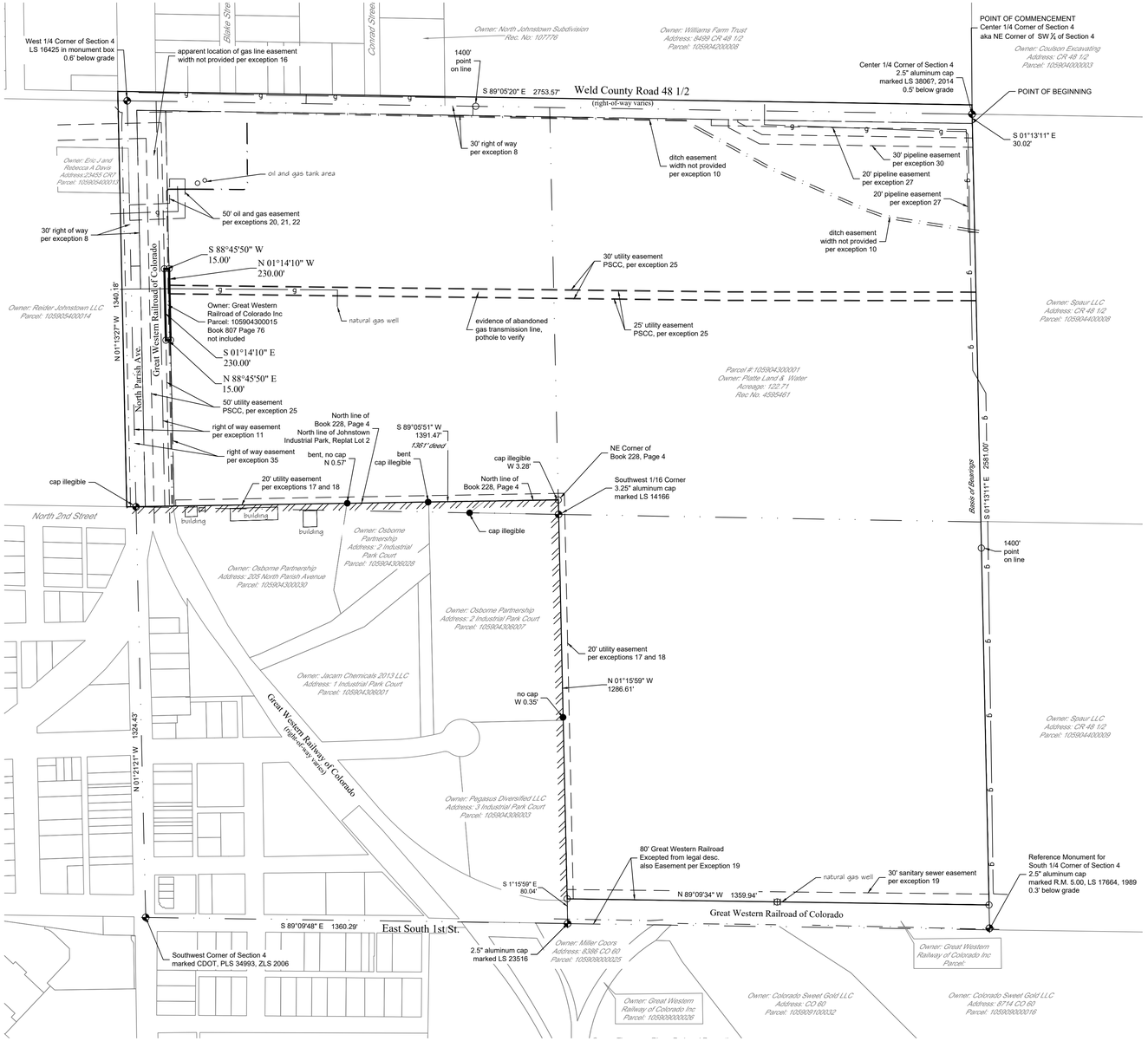
Held Farm Annexation

Being a part of the Southwest ¼ of Section 4, Township 4 North, Range 67 West of the 6th P.M.,
Weld County, State of Colorado



LEGAL DESCRIPTION:

A portion of the Southwest 1/4 of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado being more particularly described as follows:

Considering the East Line of the Southwest 1/4 of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado as bearing S 01°13'11" E, with all bearings contained herein, relative thereto.

COMMENCE at the Center 1/4 Corner (aka the Northeast corner of the Southwest 1/4) of Section 4, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado.
thence S 01°13'11" E for a distance of 30.02 feet along the East line of said Southwest 1/4 to the South right of way line of Weld County Road 48-1/2, said point being the POINT OF BEGINNING;
thence S 01°13'11" E for a distance of 2581.00 feet continue along said East line of Southwest 1/4 to the North right of way line of the Great Western Railroad;
thence N 89°09'34" W for a distance of 1359.94 feet along said North right of way line to the East line of Book 228, Page 4, public records of Weld County, Colorado;
thence N 01°15'59" W for a distance of 1286.61 feet along said East line to the North line of said Book 228, Page 4;
thence S 89°05'51" W for a distance of 1391.47 feet along said North line to the East right of way line of the aforesaid Great Western Railroad;
thence N 01°13'27" W for a distance of 1340.18 feet along said East right of way line to the aforesaid South right of way line of Weld County Road 48-1/2;
thence S 89°05'20" E for a distance of 2753.57 feet along said South right of way line to the Point of Beginning.
Excepting, that certain parcel of land described in deed recorded August 23, 1926 in Book 807 at Page 76.

Containing 122.71 acres, more or less.

Written by M. Bryan Short, Colorado LS 32444

General Notes:

1.) This map or plat was prepared for the exclusive use of the person, persons or entity named in the surveyors statement hereon. Said statement does not extend to any unnamed person without an express re-statement by the surveyor.

2.) All lineal measurements shown are ground distances and U.S. Survey Feet.

3.) Caution: The surveyor preparing this map will not be responsible for, or liable for, unauthorized changes to or uses of this map. All changes to this exhibit must be approved in writing by the surveyor in charge.

Legend:

Contiguity

North Scale 1" = 200'

Town Council Approval:

This map to be known as _____Held Farm Annexation_____ is approved and accepted to the town of Johnstown, Colorado by ordinance number_____ passed and adopted on the final reading at a regular meeting of the town council of the town of Johnstown, Colorado, held on the _____ day of _____, 20___.

Mayor:_____.

Town Clerk:_____.

Contiguity Statement:

Total perimeter of area considered for annexation: 10,712.77'
One-sixth of total perimeter area: 1,785.46'
Perimeter of the area contiguous with existing town limits: 2678.08'

The total contiguous perimeter is 25%

Surveyors Statement:

I, Bryan Short, A Colorado Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certification does not extend to any unnamed parties or the successors and/or assigns.

_____
M. Bryan Short
Colorado Professional Surveyor #32444

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.

F:\Projects\2020\20062\dwg\20062\004a_rev.dwg July 26, 2021 - 7:26am

REVISIONS					
Date	By	Description	Field Date: n/a	ST: BAB	CLIENT: Platte Land & Water
Date	By	Description	Party Chief: n/a	PM: BAB	
Date	By	Description	Print Date: July 26, 2021	PLS: MBS	

PLS Corporation
532 West 66th Street, Loveland, Colorado 80538
Phone: 970.669.2100 - Info@plscorporation.com

TITLE: Annexation Plat
Held Farm
Section 4, Township 4 North, Range 67 West, 6th P .M., Weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
20062.004	1	1