

WELTY RIDGE SUBDIVISION - FILING NO. 1

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2
TOTAL AREA = 6,101,747 SQ. FT., OR 140.08 ACRES, MORE OR LESS

Ownership and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, AND/OR LIEN HOLDER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO BEAR NORTH 00°25'11" WEST, A DISTANCE OF 2669.28 FEET BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "T4N R68W C1/4 +S10 2009 LS 13155" AT THE CENTER QUARTER CORNER OF SAID SECTION 10 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "WELD COUNTY T4N R68W 1/4 S3S10 2009 PLS 23520" IN RANGE BOX AT THE NORTH QUARTER CORNER OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE ALONG SAID WEST LINE, NORTH 00°25'11" WEST, A DISTANCE OF 2669.28 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 10, NORTH 89°00'37" EAST, A DISTANCE OF 1566.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-25 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JULY 6, 2021, AT RECEPTION NO. 4732712;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 01°07'54" EAST, A DISTANCE OF 30.00 FEET;
 2. THENCE SOUTH 79°50'29" EAST, A DISTANCE OF 588.54 FEET;
 3. THENCE SOUTH 16°46'30" EAST, A DISTANCE OF 445.62 FEET;
 4. THENCE SOUTH 07°21'01" EAST, A DISTANCE OF 948.59 FEET;
 5. THENCE SOUTH 02°16'03" EAST, A DISTANCE OF 297.38 FEET;
 6. THENCE SOUTH 01°15'51" WEST, A DISTANCE OF 823.15' FEET;
 7. THENCE NORTH 88°54'51" EAST, A DISTANCE OF 37.80 FEET;
- THENCE SOUTH 00°23'17" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 10;
THENCE ALONG SAID SOUTH LINE, SOUTH 88°54'51" WEST, A DISTANCE OF 2409.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6,148,761 SQ. FT. OR 140.08 ACRES, (MORE OR LESS) BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD;

HAVE BY THESE PRESENTS, CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND EASEMENTS TO BE KNOWN AS WELTY RIDGE SUBDIVISION - FILING NO. 1, FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT;

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

OWNER:
PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF)

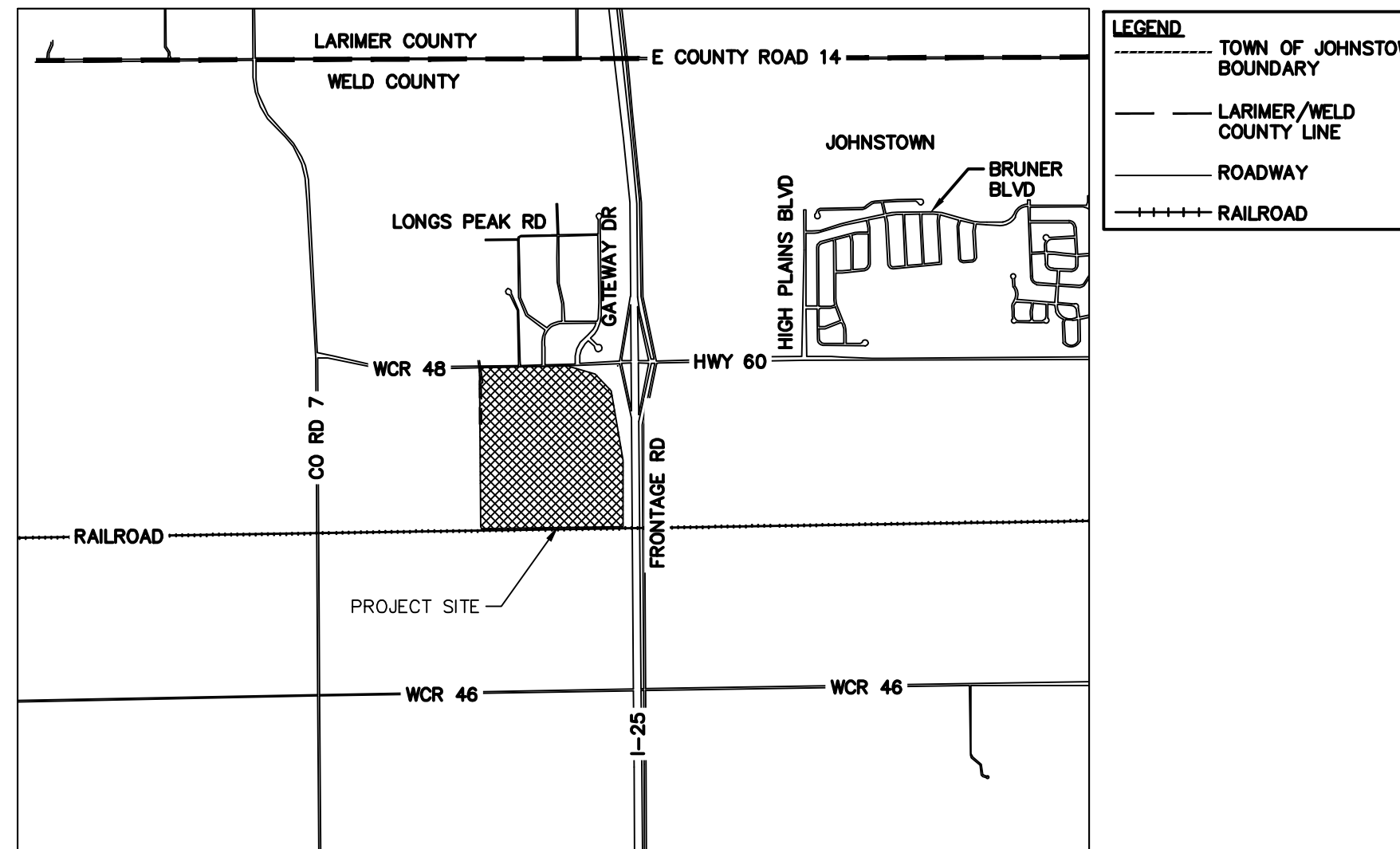
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ AS

LIABILITY COMPANY OF PLATTE LAND & WATER, LLC, A DELAWARE LIMITED

Town Council:

THIS PLAT, TO BE KNOWN AS WELTY RIDGE SUBDIVISION - FILING NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY: _____ ATTEST _____
MAYOR TOWN CLERK



Vicinity Map
SCALE: 1" = 2500'

Notes

1. STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 3114020-07849, DATED JUNE 22, 2021 AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°25'11"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 10, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "T4N R68W C1/4 +S10 2009 LS 13155" AND THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "WELD COUNTY T4N R68W 1/4 S3S10 2009 PLS 23520" IN RANGE BOX AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
7. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
8. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#16	AUG 31, 1939	BOOK 1049, PAGE 583	TRANSMISSION ESMT. (BLANKET)
#20	APR 09, 1974	REC. NO. 1633583	TRANSMISSION ESMT. (BLANKET)
#21	NOV 22, 1995	REC. NO. 2464768	CONSENT AGREEMENT
#22	JUN 12, 2008	REC. NO. 3560159	ORDINANCE 2008-800
#23	JUN 12, 2008	REC. NO. 3560161	ANNEXATION AGREEMENT
#24	JUN 12, 2008	REC. NO. 3560162	VEEMAN ANNEXATION
#25	JAN 26, 2010	REC. NO. 3672097	OIL AND GAS LEASE
	DEC 28, 2012	REC. NO. 3899374	EXTENSION
#27	FEB 22, 2012	REC. NO. 3826355	SURFACE USE AGREEMENT
#29	OCT 25, 2013	REC. NO. 4535298	PIPELINE EASEMENT RELEASE
#30	SEP 07, 2018	REC. NO. 4429247	INCLUSION OF PROPERTY INTO METROPOLITAN DISTRICT NO. 4
#31	MAR 16, 2020	REC. NO. 4575190	ORDINANCE 2020-169
#32	MAR 16, 2020	REC. NO. 4575191	DEVELOPMENT PLAN
#33	SEP 24, 2018	REC. NO. 4433264	BARGAIN AND SALE DEED
10. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#19	NOV 07, 1960	BOOK 1570, PAGE 625	DITCH EASEMENT (AFFECTS SE 1/4 OF SEC 10)
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11. FINAL TOWN-APPROVED DEVELOPMENT PLANS AND CONSTRUCTION DOCUMENTS ARE REQUIRED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING ON-SITE.
12. TRACTS MUST BE RE-PLATTED WITH THE TOWN OF JOHNSTOWN PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING.

Surveyor's Certificate

I, EDGAR T. BRISTOW, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

EDGAR T. BRISTOW
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #19588

DATE	REVISION
-2021-09-05 EP	1-REVISIONS PER CLIENT
-2021-09-05 EP	2-REVISIONS PER CLIENT
-2021-11-02 EP	3-REVISIONS PER CLIENT
-2021-11-03 EP	4-ADD NOTES 11 & 12
-2021-11-23 EP	5-NEW LINEWORK

WELTY RIDGE SUBDIVISION - FILING NO. 1 FINAL PLAT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE. STE. 395 4501 LOGAN ST.
BOULDER, CO 80301 DENVER, CO 80216
PH: (303) 443-7001 PH: (303) 936-6997
FAX: (303) 443-9830 FAX: (303) 923-3180

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733 PH: (303) 776-4355
FAX: (303) 776-4355

DRAFT
 WORKING COPY ONLY
 ONLY FINAL VERSION
 WILL HAVE STAMP
 AND SIGNATURE

JOB NUMBER:
21-75,744

DATE:
09-24-2021

DRAWN BY:
E. PRESCOTT

CHECKED BY:
MV/JK/WW

SHEET 1 OF 2

WELTY RIDGE SUBDIVISION - FILING NO. 1

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	499.51	318.00	90°00'00"	N46°21'03"W	449.72
C2	100.18	104.50	54°55'30"	N86°05'53"E	96.38
C3	10.46	49.50	12°06'24"	N36°38'37"W	10.44

LINE #	DIRECTION	LENGTH
L1	S67°07'21"E	45.26
L2	S89°34'49"W	80.00
L3	N07°40'14"W	260.12
L4	N89°00'37"E	83.99
L5	N88°38'57"E	80.00
L6	S88°38'57"W	20.00
L7	N01°21'03"W	30.00
L8	N88°38'57"E	120.00
L9	S01°21'03"E	30.00
L10	N88°38'57"E	20.00
L11	N01°21'03"W	19.69
L12	N30°35'25"W	33.92
L13	S66°26'23"E	51.84
L14	N80°54'02"E	136.68
L15	N80°54'02"E	9.33

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588"
- <NAME> PARCEL OWNERSHIP INFORMATION
- EXTERIOR BOUNDARY
- PROPOSED LOT LINES
- SECTION LINES
- ADJOINING PROPERTIES
- EXISTING EASEMENTS
- PROPOSED EASEMENTS

Boundary Closure Report

COURSE: N00°25'11"W LENGTH: 2669.28'
 COURSE: N89°00'37"E LENGTH: 1566.96'
 COURSE: S01°07'54"E LENGTH: 30.00'
 COURSE: S79°50'29"E LENGTH: 588.54'
 COURSE: S16°46'30"E LENGTH: 445.62'
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 COURSE: S02°16'03"E LENGTH: 297.38'
 COURSE: S01°15'51"W LENGTH: 823.15'
 COURSE: N88°54'51"E LENGTH: 37.80'
 COURSE: S00°23'17"E LENGTH: 30.00'
 COURSE: S88°54'51"W LENGTH: 2409.08'

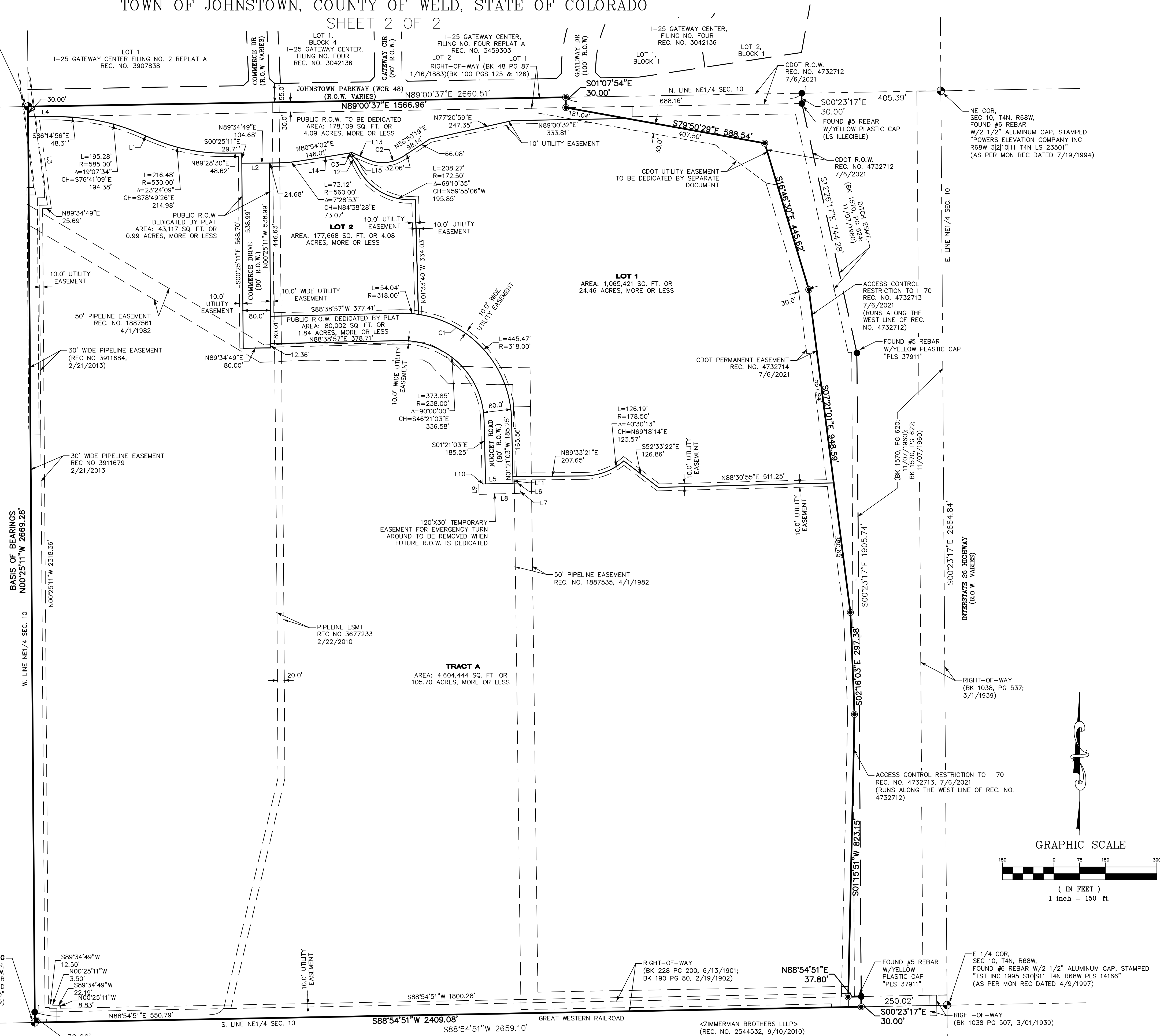
AREA: 6148761 SQ. FT.
 ERROR CLOSURE: 0.01 COURSE: S24°02'40"E
 ERROR NORTH: -0.007 EAST: 0.003

PRECISION 1: 984640

<SAUER WEST LLC>
 (REC. NO. 3009387, 11/26/2002)

N 1/4 COR.
 SEC 10, T4N, R68W,
 FOUND #6 REBAR
 W/3 1/4" ALUMINUM CAP, STAMPED
 "WELD COUNTY T4N R68W 1/4 S3J510
 2009 PLS 23520"
 IN RANGE BOX
 (AS PER MON REC DATED 4/29/2010)

POINT OF BEGINNING
 C 1/4 COR.
 SEC 10, T4N, R68W,
 FOUND #6 REBAR
 W/3 1/4" ALUMINUM CAP, STAMPED
 "T4N R68W C1/4 +S10 2009 LS 13155"
 (AS PER MON REC DATED 10/28/2009)



BY:PRESCOTT FILE:75744 PLAT C21.DWG DATE:11/23/2021 2:24 PM

DATE	REVISION
2021-09-15	EP
2021-10-05	EP
2021-11-02	EP
2021-11-03	EP
2021-11-23	EP

WELTY RIDGE SUBDIVISION -
 FILING NO. 1
 FINAL PLAT

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 21-75,744
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 DRAWN BY:
 E. PRESCOTT
 CHECKED BY:
 MV/JK/WW
 SHEET 2 OF 2