

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



EASEMENT VACATION EXHIBIT

PART OF BLOCKS 40, 42 AND 43, RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

HATCH LEGEND:

10' Utility Easement per Rec. No. 4713905
to be Vacated pursuant to Town of Mead
Ordinance No. _____

LINE LEGEND:

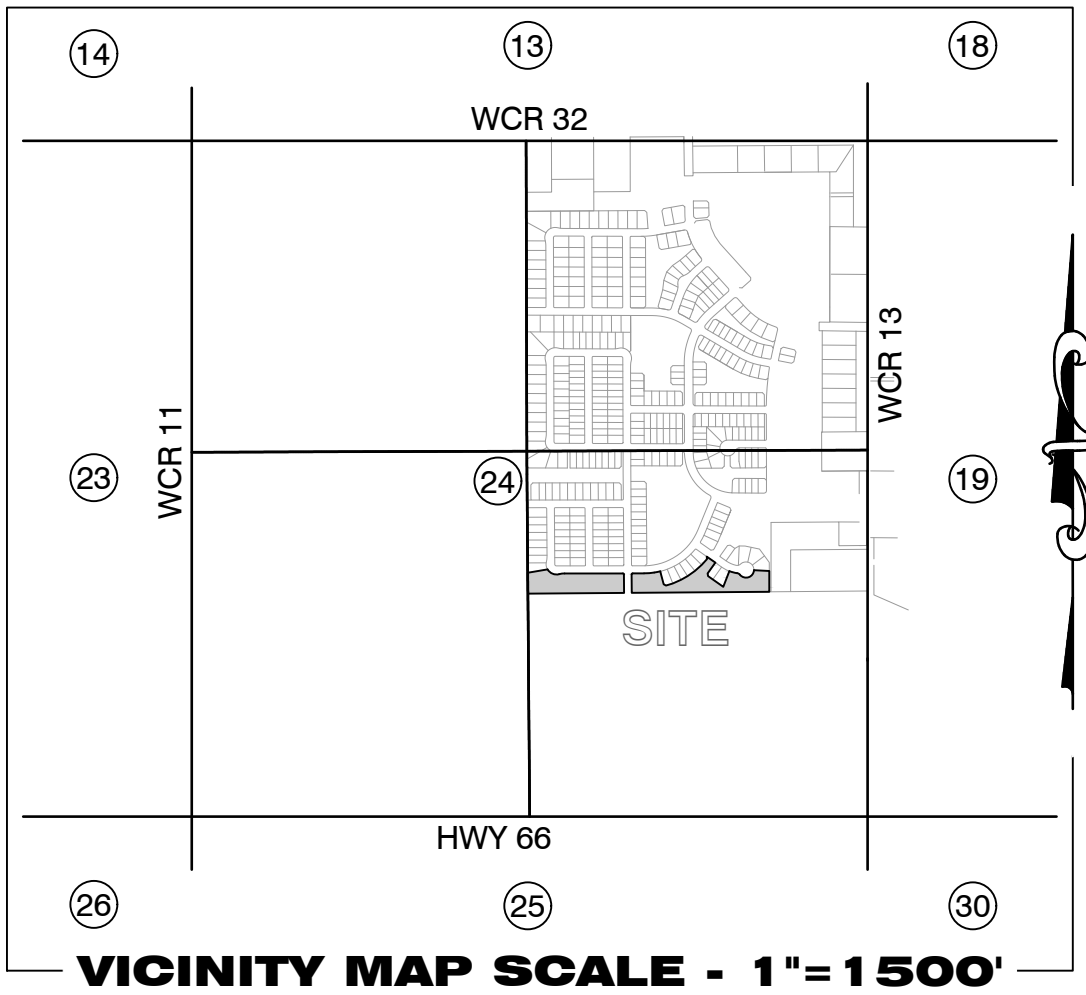
Boundary Line
Centerline
Easement Line
Lot Line

MONUMENT LEGEND:

Section Corner
Calculated Property Corner Position - not set or found
Found Monument as Described

ABBREVIATION LEGEND:

N: North
E: East
W: West
S: South
±: Plus or Minus
SF: Square Feet
R: Radius
U.E.: Utility Easement
SEC __, T __, N __, R __, W __:
Section, Township, Range



VACATED EASEMENT DESCRIPTIONS:

A Strip of land located over and across Block 40, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 14.17 feet to the Southeast Corner of Block 40 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 301.09 feet to the Southwest Corner of said Block 40; Thence departing said South Line and along the Southwest Line of said Block 40 North 54°54'42" West 25.58 feet; Thence departing said Southwest Line North 89°11'27" East 17.05 feet and again South 54°54'42" East 8.53 feet and again North 89°11'27" East 287.99 feet and again North 00°00'19" West 5.00 feet and again North 89°11'27" East 10.00 feet to the East Line of said Block 40; Thence along said East Line of Block 40 South 00°00'19" East 15.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3216 square feet or 0.07 acres, more or less, and is subject to all existing easements and/or rights of way of record.

TOGETHER WITH:

A Strip of land located over and across Block 42, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 888.82 feet to the Southeast Corner of Block 42 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 187.06 feet to a point on a line that lies 10.00 feet east of and parallel to the East Right of Way Line for Heritage Drive; Thence departing said South Line of Red Barn Subdivision Final Plat Filing No. 2 along said parallel line North 00°25'39" West 10.00 feet; Thence departing said parallel line North 89°11'27" East 185.52 feet to the East Line of said Block 42; Thence along said East Line South 09°13'30" East 10.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 1863 square feet or 0.04 acres, more or less, and is subject to all existing easements and/or rights of way of record.

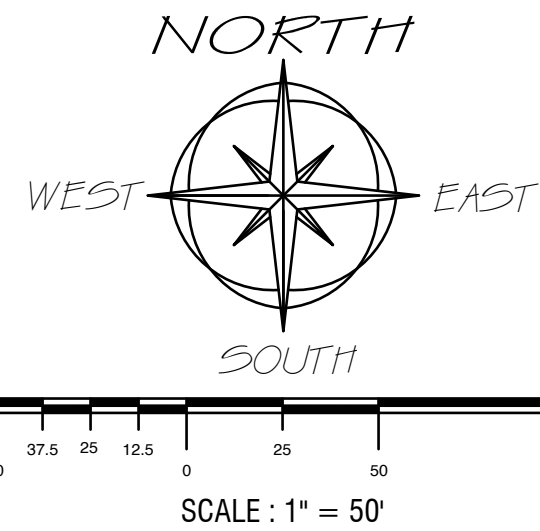
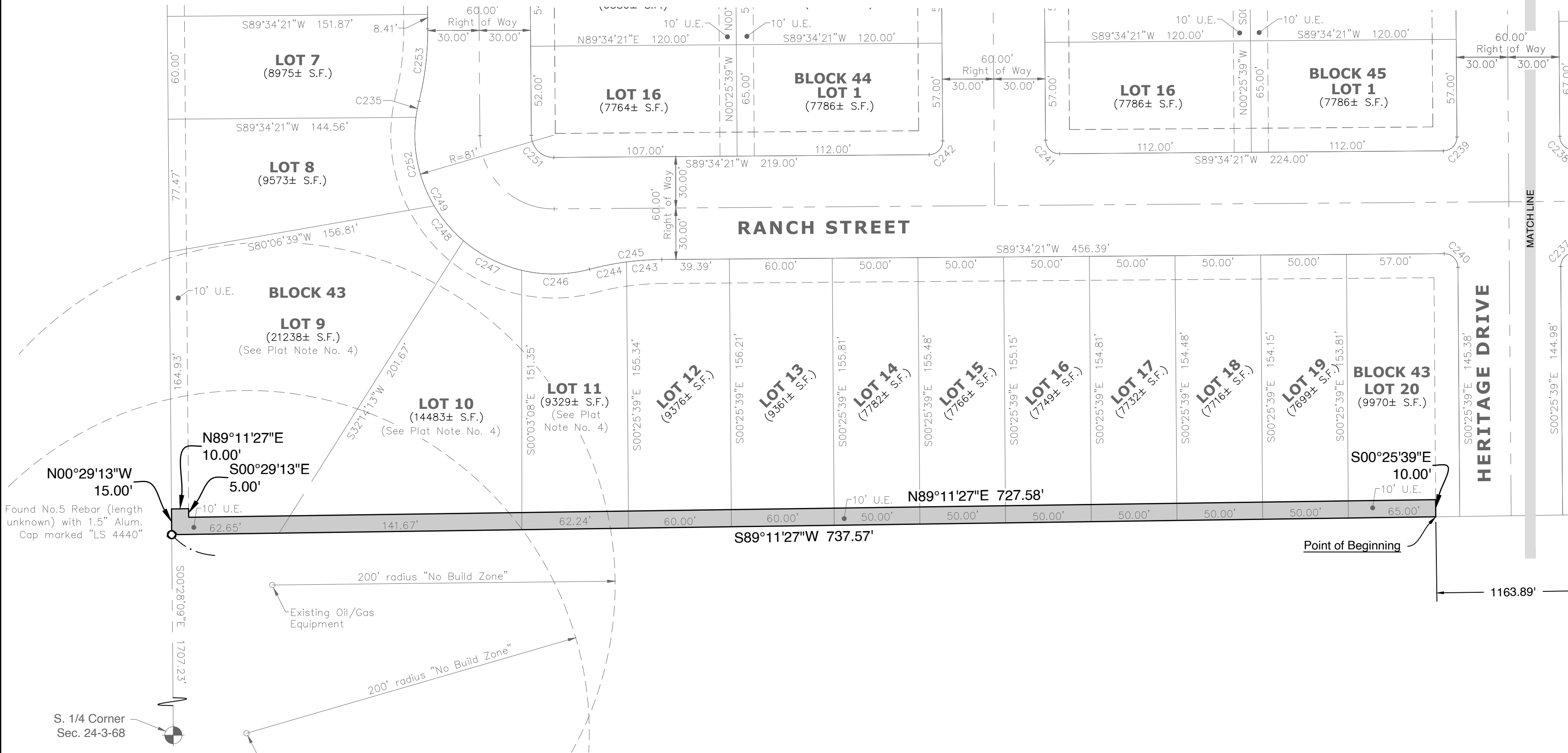
TOGETHER WITH:

A Strip of land located over and across Block 43, Red Barn Subdivision Final Plat Filing No. 2, as depicted in plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office, situated in the Southeast Quarter of Section 24, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of Section 24; thence along the East Line of the Southeast Quarter of said Section 24 North 00°00'19" West 1705.54 feet to the easterly prolongation of the South Line of Red Barn Subdivision Final Plat Filing No. 2; thence along said easterly prolongation South 89°11'27" West 749.07 feet to the Southeast Corner of said Red Barn Subdivision Final Plat Filing No. 2; thence along the South Line of said Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 1163.89 feet to point on a line that lies 10.00 feet west of and parallel to the West Right of Way Line for Heritage Drive and the **TRUE POINT OF BEGINNING**;

Thence continuing along said South Line of Red Barn Subdivision Final Plat Filing No. 2 South 89°11'27" West 737.57 feet to the Southwest Corner of said Red Barn Subdivision Final Plat Filing No. 2; Thence along the West Line of said Red Barn Subdivision Final Plat Filing No. 2 North 00°29'13" West 15.00 feet; Thence departing said West Line North 89°11'27" East 10.00 feet and again South 00°29'13" East 5.00 feet and again North 89°11'27" East 727.58 feet to said parallel line; Thence along said parallel line South 00°25'39" East 10.00 feet to the **TRUE POINT OF BEGINNING**.

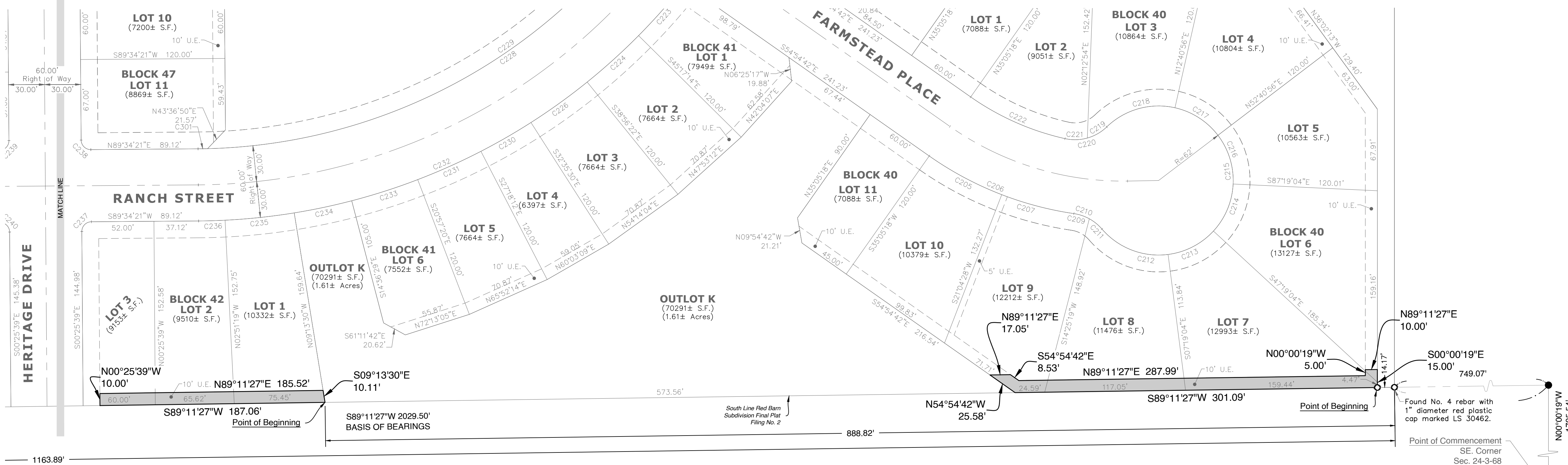
Containing 7426 square feet or 0.17 acres, more or less, and is subject to all existing easements and/or rights of way of record.



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

BASIS OF BEARINGS STATEMENT:

Bearings are based upon the record bearing of North 89°11'27" East on the South Line of Red Barn Subdivision Final Plat Filing No. 2 as per the plat recorded May 11, 2021, under Reception No. 4713905 in the real property records of the Weld County Clerk and Recorder's Office. Note: Monumentation of said line is shown hereon.



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.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

EASEMENT VACATION EXHIBIT

RED BARN SUBDIVISION FINAL PLAT FILING NO. 2
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.09.14
SCALE: 1" = 50'

PROJECT NO.:
P-17-8375

SHEET OF
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