

c:\Users\TSD\OneDrive\Desktop\Tsd surveying\250001-daniel osborne\AutoCAD\250001-ffd parcel B.dwg, SaveDate:5/30/2025 3:44 PM, PlotDate:6/10/2025 8:48 AM

5039526 Pages: 1 of 1
07/07/2025 08:14 AM R Fee:\$43.00
Early Release, Clerk and Recorder, Weld County, CO

LEGAL DESCRIPTION PROVIDED

PARENT PARCEL

BEING A PART OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 00°41'58" EAST A DISTANCE OF 663.17 FEET; THENCE DEPARTING THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 89°59'56" WEST A DISTANCE OF 2607.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 18; THENCE ALONG THE SAID WEST LINE OF THE EAST 1/2 OF SAID SECTION 18 NORTH 00°43'47" WEST A DISTANCE OF 651.24 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SECTION 18 NORTH 89°44'12" EAST A DISTANCE OF 2,607.91 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 39.342 ACRES MORE OR LESS

RESULTANT LEGAL DESCRIPTION

RESULTANT LOT A, FAMILY FARM DIVISION NO. FFD25-0014, BEING A PART OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 00°41'58" EAST A DISTANCE OF 313.00 FEET; THENCE DEPARTING THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 89°59'56" WEST A DISTANCE OF 558.68 FEET; THENCE NORTH 00°41'58" WEST A DISTANCE OF 310.44 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SECTION 18 NORTH 89°44'12" EAST A DISTANCE OF 558.65 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 3.998 ACRES MORE OR LESS

RESULTANT LOT B, FAMILY FARM DIVISION NO. FFD25-0014, BEING A PART OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 00°41'58" EAST A DISTANCE OF 313.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 00°41'58" EAST A DISTANCE OF 350.17 FEET; THENCE DEPARTING THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 18 SOUTH 89°59'56" WEST A DISTANCE OF 2607.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 18; THENCE ALONG THE SAID WEST LINE OF THE EAST 1/2 OF SAID SECTION 18 NORTH 00°43'47" WEST A DISTANCE OF 651.24 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SECTION 18 NORTH 89°44'12" EAST A DISTANCE OF 2049.25 FEET; THENCE SOUTH 00°41'58" EAST A DISTANCE OF 310.44 FEET; THENCE NORTH 89°59'56" EAST A DISTANCE OF 558.68 FEET TO THE POINT OF BEGINNING; CONTAINING A CALCULATED AREA OF 35.344 ACRES MORE OR LESS;

SURVEYOR'S NOTES

- THIS THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. FCIF25214934-4, DATED JANUARY 6, 2025 PROVIDED BY LAND TITLE GUARANTEE COMPANY FOR ALL EASEMENTS AND RIGHT OF WAYS. TSD SURVEYING RELIED UPON THIS TITLE COMMITMENT DID NOT CONDUCT A FURTHER SEARCH.
- 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.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH P.M. SAID LINE BEARING SOUTH 00°41'58" EAST BETWEEN THE SHOWN MONUMENTS ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PROPERTY OWNERS CERTIFICATE

I (WE), THE UNDERSIGNED, BEING THE SOLE OWNER(S) IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY SUBDIVIDE THE PROPERTY AS LAID OUT IN THIS PLAT, AND DEDICATE ALL EASEMENTS DESCRIBED AND/OR DEPICTED HEREIN FOR THE BENEFIT OF WELD COUNTY AND THE FEE OWNERS OF ANY LOT OR PARCEL CREATED BY THIS PLAT.

DANIEL OSBORNE MANAGER FOR HIGH AND DRY PROPERTIES LLC

STATE OF COLORADO }
Arizona 355 }
Maricopa 355 }SS.
COUNTY OF WELD }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF June, 2025

MY COMMISSION EXPIRES February 19, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

DEPARTMENT OF PLANNING SERVICES-ADMINISTRATIVE REVIEW CERTIFICATE OF APPROVAL

THIS FAMILY FARM DIVISION IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING SERVICES FOR FILING.

DIRECTOR, DEPARTMENT OF PLANNING SERVICES

STATE OF COLORADO }
COUNTY OF WELD }SS.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July, 2025

MY COMMISSION EXPIRES 1/5/29

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

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.

TYLER DREMAN, PLS, 38729

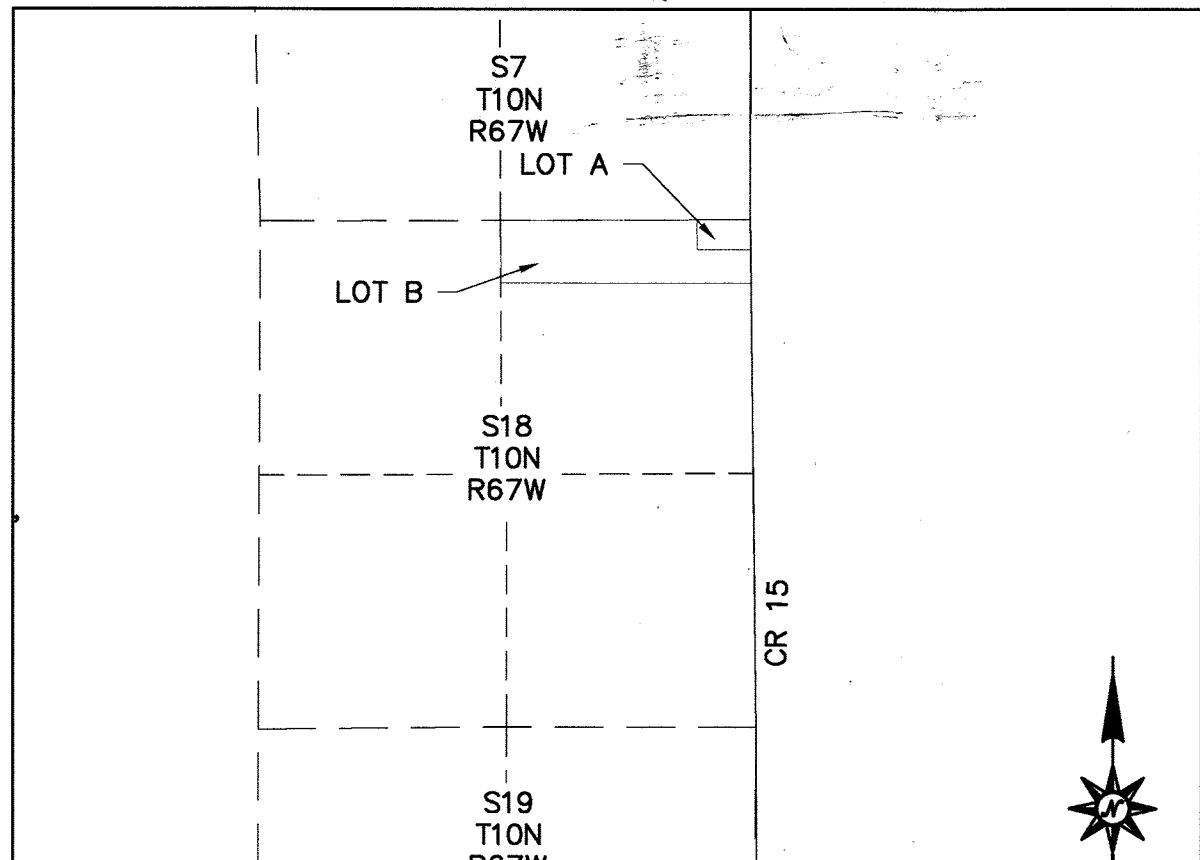
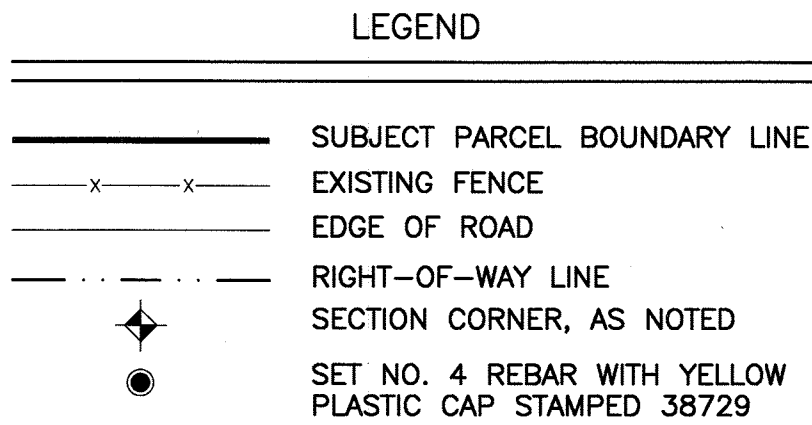
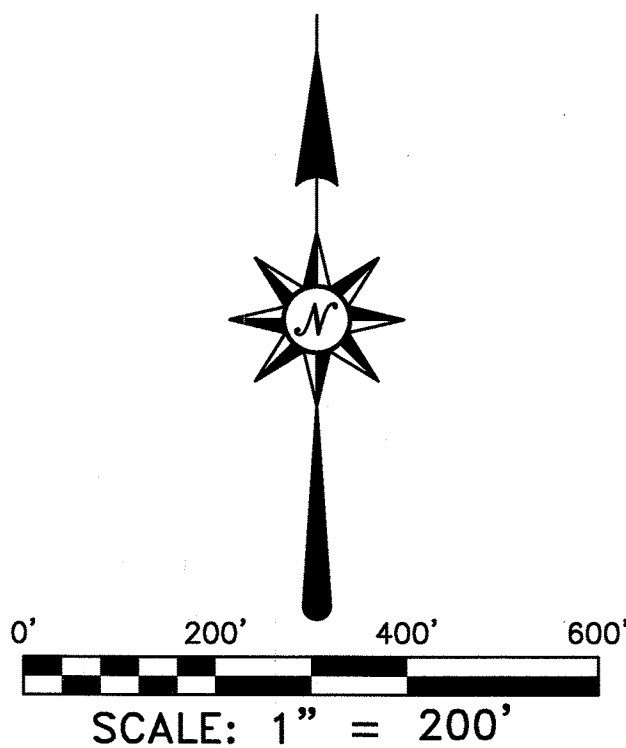
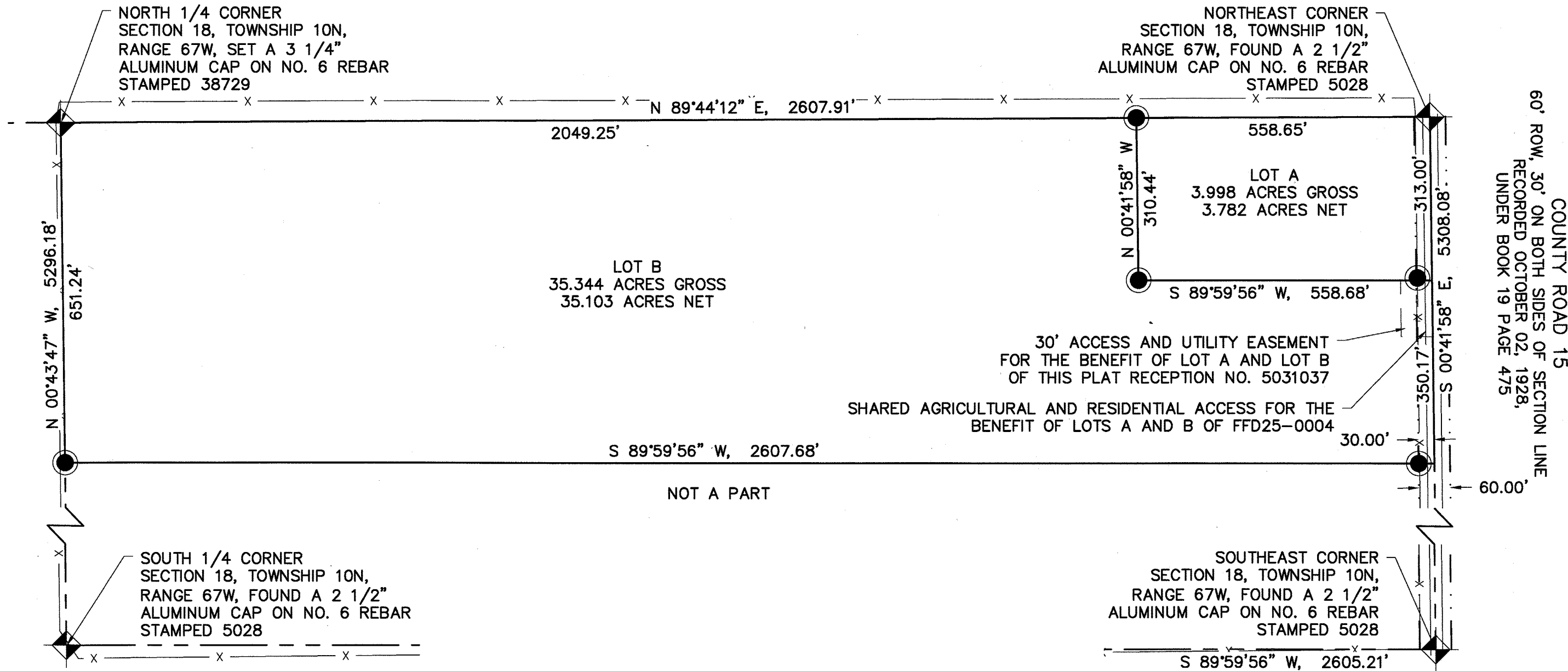
6/11/25
DATE



FAMILY FARM DIVISION FFD25-0014
PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

HISTORY OF LAND DIVISION

- THE EAST 1/2 OF SECTION 18
- PART OF THE EAST 1/2 BY QUIT CLAIM DEED 5002417 ON DECEMBER 27, 2024



VICINITY MAP
SCALE: 1"=2000'

WELD COUNTY NOTES

- THE PURPOSE OF THIS FAMILY FARM DIVISION, FFD25-0014, IS A ONE-TIME ONLY LAND DIVISION TO CREATE A SEPARATE, BUILDABLE LOT TO SUPPORT A FAMILY FARM OR RANCH.
- NO LOT MAY BE AMENDED OR DIVIDED EXCEPT IN ACCORDANCE WITH CHAPTER 24 OF THE WELD COUNTY CODE, AS AMENDED.
- ANY FUTURE STRUCTURES OR USES ON SITE MUST OBTAIN THE APPROPRIATE ZONING AND BUILDING PERMITS.
- ALL PROPOSED OR EXISTING STRUCTURES WILL OR DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE, THE REQUIRED SETBACK IS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE.
- THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR CONTROLLING NOXIOUS WEEDS ON THE SITE, PURSUANT TO CHAPTER 15, ARTICLE I AND II, OF THE WELD COUNTY CODE.
- ACCESS FOR LOTS A AND B OF FFD25-0014 SHALL BE MAINTAINED TO MITIGATE ANY IMPACTS TO COUNTY ROAD 15, INCLUDING DAMAGES AND/OR OFFSITE TRACKING
- ANY WORK THAT MAY OCCUPY AND OR ENCROACH UPON ANY COUNTY RIGHT-OF-WAY OR EASEMENT SHALL ACQUIRE AN APPROVED RIGHT-OF-WAY USE PERMIT PRIOR TO COMMENCEMENT.
- THE HISTORICAL FLOW PATTERNS AND STORMWATER RUNOFF AMOUNTS WILL BE MAINTAINED ON LOTS A AND B OF FFD25-0014.
- THIS APPLICATION IS PROPOSING A WELL AS ITS SOURCE OF WATER. THE APPLICANT SHOULD BE MADE AWARE THAT WHILE THEY MAY BE ABLE TO OBTAIN A WELL PERMIT FROM THE OFFICE OF THE STATE ENGINEER, DIVISION OF WATER RESOURCES, THE QUANTITY OF WATER AVAILABLE FOR USAGE MAY BE LIMITED TO SPECIFIC USES, I.E., DOMESTIC USE ONLY. ALSO, THE APPLICANT SHOULD BE MADE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. WE STRONGLY ENCOURAGE THE APPLICANT TO TEST THEIR DRINKING WATER PRIOR TO CONSUMPTION AND PERIODICALLY TEST IT OVER TIME.
- WATER SERVICE MAY BE OBTAINED FROM AN APPROPRIATELY PERMITTED WELL.
- THE PARCELS ARE CURRENTLY NOT SERVED BY A MUNICIPAL SANITARY SEWER SYSTEM. SEWAGE DISPOSAL MAY BE BY ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) DESIGNED IN ACCORDANCE WITH THE REGULATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, AND THE WELD COUNTY CODE IN EFFECT AT THE TIME OF CONSTRUCTION, REPAIR, REPLACEMENT, OR MODIFICATION OF THE SYSTEM.
- ACTIVITY OR USE ON THE SURFACE OF THE GROUND OVER ANY PART OF THE OWTS MUST BE RESTRICTED TO THAT WHICH SHALL ALLOW THE SYSTEM TO FUNCTION AS DESIGNED AND WHICH SHALL NOT CONTRIBUTE TO COMPACTION OF THE SOIL OR TO STRUCTURAL LOADING DETRIMENTAL TO THE STRUCTURAL INTEGRITY OR CAPABILITY OF THE COMPONENT TO FUNCTION AS DESIGNED.
- POTENTIAL PURCHASERS SHOULD BE AWARE THAT LOT A MAY NOT BE ELIGIBLE FOR A DOMESTIC WELL PERMIT WHICH ALLOWS FOR OUTSIDE IRRIGATION AND/OR THE WATERING OF STOCK ANIMALS. PROPERTY OWNERS ARE ADVISED THAT THE QUANTITY OF WATER AVAILABLE FOR USAGE MAY BE LIMITED TO SPECIFIC USES, I.E., "DOMESTIC USE ONLY." THE STATE DIVISION OF WATER RESOURCES ISSUES ALL WELL PERMITS.
- PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING SERVICES THE LOT HAS AN ADEQUATE WATER SUPPLY OF SUFFICIENT QUALITY, QUANTITY, AND DEPENDABILITY.
- ALL BUILDINGS SHALL COMPLY WITH THE SETBACK FROM OIL AND GAS WELLS PER SECTION 23-4-700, AS AMENDED.
- BUILDING PERMITS MAY BE REQUIRED, FOR ANY NEW CONSTRUCTION, SET UP OF MANUFACTURED STRUCTURES, OR CHANGE OF USE OF EXISTING BUILDINGS PER SECTION 29-3-10 OF THE WELD COUNTY CODE. BUILDINGS AND STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF THE VARIOUS CODES ADOPTED AT THE TIME OF PERMIT APPLICATION. CURRENTLY THE FOLLOWING HAS BEEN ADOPTED BY WELD COUNTY: 2018 INTERNATIONAL BUILDING CODES, 2018 INTERNATIONAL ENERGY CODE, AND 2023 NATIONAL ELECTRICAL CODE, AND CHAPTER 29 OF THE WELD COUNTY CODE. A BUILDING PERMIT APPLICATION MUST BE COMPLETED AND TWO (2) COMPLETE SETS OF ENGINEERED PLANS BEARING THE WET STAMP OF A COLORADO REGISTERED ARCHITECT OR ENGINEER MUST BE SUBMITTED FOR REVIEW. A GEOTECHNICAL ENGINEERING REPORT, PERFORMED BY A COLORADO REGISTERED ENGINEER, SHALL BE REQUIRED OR AN OPEN HOLE INSPECTION. A BUILDING PERMIT MUST BE ISSUED PRIOR TO THE START OF CONSTRUCTION.
- BUILDING PERMITS ISSUED ON THE PROPOSED LOTS WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE COUNTY FACILITY FEE, COUNTY-WIDE ROAD IMPACT FEE, AND DRAINAGE IMPACT FEE PROGRAMS.
- PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A RECORDED DEED DESCRIBING THE LOT UPON WHICH THE BUILDING PERMIT IS REQUESTED. THE LEGAL DESCRIPTION ON SUCH DEED SHALL INCLUDE THE LOT DESIGNATION AND FAMILY FARM DIVISION NUMBER.

TSD Surveying 13013 County Road 86, Pierce, CO 80650 (970) 590-2197	
COUNTY:	WELD
SECTION:	18
TOWNSHIP:	10N
RANGE:	67W
PROJECT: FAMILY FARM DIVISION PART OF THE NORTHEAST 1/4 OF SECTION 18, T10N, R67W WELD COUNTY STATE OF COLORADO	
DATE:	JANUARY 20, 2024
DR:	TSD
CH:	TSD
REVISIONS	
SCALE 0 100 200 1" = 200' FEET	
P.M.:	TSD
CAD FILE:	250001-FFD PARCEL B.DWG
JOB:	2500001
SHEET NO.:	1 OF 1