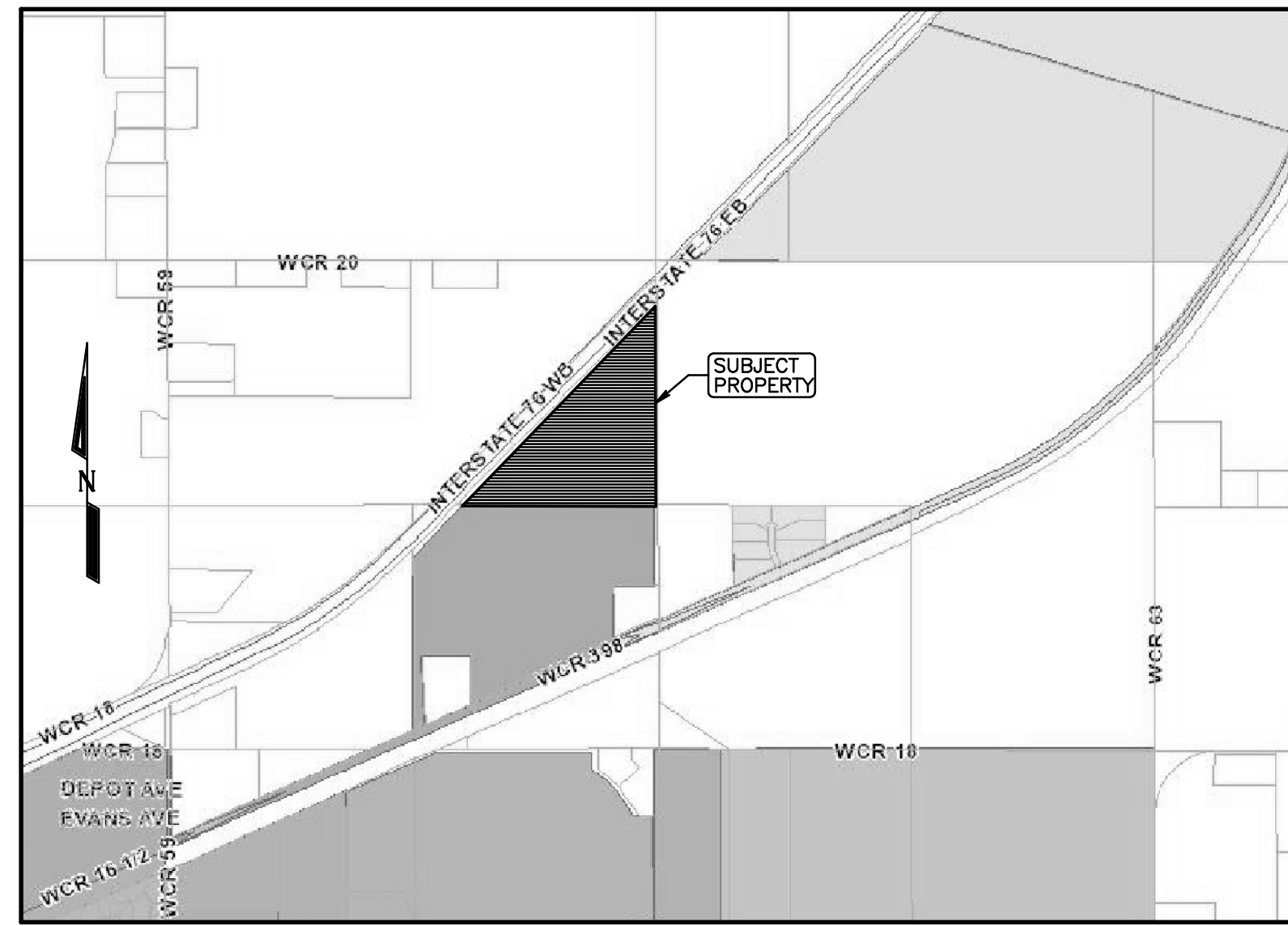


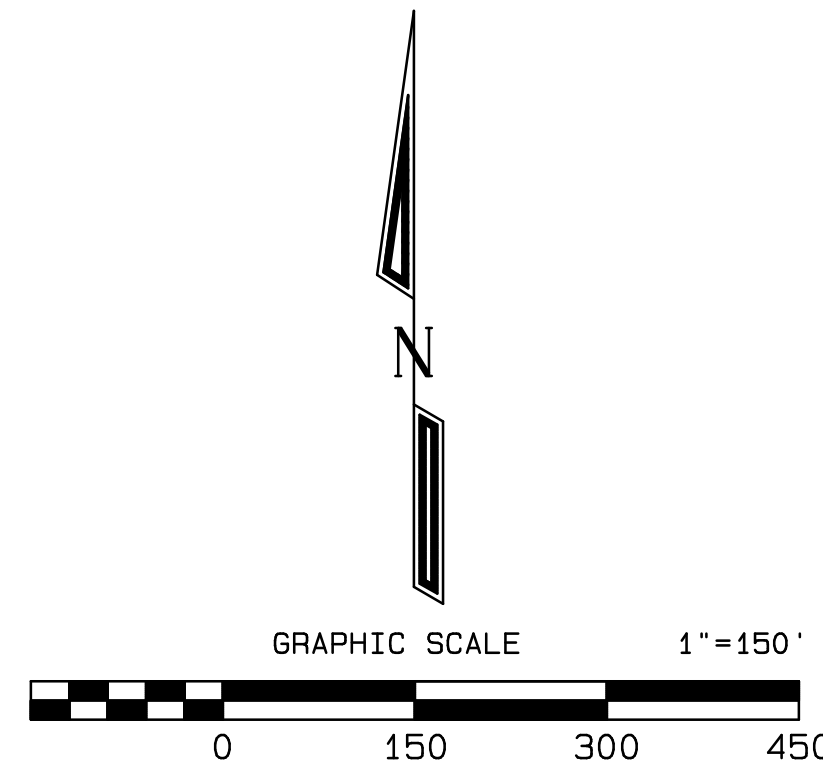
BRAID ANNEXATION TO THE TOWN OF KEENESBURG

Located in the Northeast 1/4 of Section 24,
Township 2 North, Range 64 West of the 6th P.M.,
County of Weld, State of Colorado

Sheet 1 of 1



VICINITY MAP: 1" = 1500'



NOTES:

- 1) BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 00°54'45" WEST, BEING MONUMENTED ON THE NORTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 28656, AND ON THE SOUTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 23027, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED NOVEMBER 29, 2021, ORDER NO. FCIF25194238 FOR INFORMATION REGARDINGS EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED
- = FOUND 5/8" REBAR WITH RED PLASTIC CAP, PLS 27269
- = FOUND 5/8" REBAR
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

CENTER 1/4 COR. SEC. 24,
T 2 N, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 6973

544.60'

ROBERTSON-LEWTON ANNEXATION NO. 4
(REC. NO. 4022370)
PARCEL NO. 130524400042
ROBERTSON-LEWTON LAND HOLDINGS

2254030 S.F. +/-
51.75 Ac. +/-

NE COR. SEC. 24, T 2 N,
R 64 W, FOUND 3/4"
REBAR WITH 2 1/2" ALUMINUM
CAP, PLS 28656

EAST 1/4 COR. SEC. 24,
T 2 N, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 23027

UNPLATTED
PARCEL NO. 130319000003
MONTE PEAK LLC
AS TRUSTEE OF THE
ROBERT KENT BERGLUND REVOCABLE TRUST
ROBERT KENT BERGLUND
JANITA M. TUDOR
JANET B. WARD

LOT A
RE-2864
(REC. NO. 2813264)
PARCEL NO. 130319000011
JONI M. CHREENE
MELISSA M. DUPRE

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD I. ROBERTSON, BEING THE SOLE OWNER AND PROPRIETOR OF THAT PARCEL OF LAND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., LYING SOUTHERLY AND EASTERLY OF INTERSTATE HIGHWAY 76, RECORDED OCTOBER 15, 1959 AT RECEPTION NO. 1314850, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 00°54'45" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 2153.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 76, AS DESCRIBED IN DEED RECORDED OCTOBER 15, 1959 AS RECEPTION NO. 1314850 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 43°28'37" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2992.98 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°28'53" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2093.73 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,254,030 SQUARE FEET OR 51.75 ACRES, MORE OR LESS, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF BRAID ANNEXATION TO THE TOWN OF KEENESBURG:

RICHARD I. ROBERTSON
STATE OF COLORADO
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY: RICHARD I. ROBERTSON

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF KEENESBURG ACCEPTANCE:

THIS IS TO CERTIFY THAT BRAID ANNEXATION TO THE TOWN OF KEENESBURG WAS APPROVED ON THE ____ DAY OF _____, 20____ BY ORDINANCE NO. _____ AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID ANNEXATIONS UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____ ATTEST: TOWN CLERK _____

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE TOWN OF KEENESBURG.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

ANNEXATION TABLE:

TOTAL PERIMETER:	7239.89 FEET
REQUIRED 1/6 CONTIGUOUS PERIMETER:	1206.65 FEET
CONTIGUOUS BOUNDARY:	2093.73 FEET

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com
SCALE 1" = 150' DRAWN BY: CDH CHECKED BY: MJH DATE: DEC. 5, 2021
REVISIONS:
JOB NO: 21- FILE: F:\SURVEYS\T1-2N\T2N_R64W\S24\29989 CR 398_ANNEX.pro