



Request for Comments

Case Name: Grasslands At Comanche, Filing No. 5 Waiver from Subdivision Design Standards

Project Number: PLT2024-00001

January 19, 2024

The Adams County Community and Economic Development Department is requesting comments on the following application: **Standalone Waiver from Subdivision Design Standards on an already approved preliminary plat for Grasslands at Comanche Filing 5. Request is to not improve northern half of East 72nd Avenue and eastern half of Piggott Road adjacent to a lot created from the school district.** The Assessor's Parcel Number is 0173133300005, 0173133300006, 0173133300010.

Applicant Information: GRASSLANDS AT COMANCHE LLC
DAVE REBOL
412 W PLATTE AVE
FORT MORGAN, CO 807012650

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **02/14/2024** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



WAIVER FROM SUBDIVISION DESIGN STANDARDS

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

1. Development Application Form (pg. 7)
2. Application Fees of \$500
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat Prepared by Registered Land Surveyor (see guide pg. 4)
6. Proof of Ownership (title policy dated within 30 days of submittal)
7. Proof of Water and Sewer Services
8. Proof of Utilities (e.g. electric, gas)
9. Neighborhood Meeting Summary
10. Legal Description
11. Certificate of Taxes Paid
12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 9)
13. Certificate of Surface Development (pg. 10)



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: Waiver from Subdivision Desig Stds.

PROJECT NAME: GRASSLANDS AT COMANCHE FILING 5

APPLICANT

Name(s): DAVE REBOL Phone #: 970-867-9007

Address: 412 West Platte Street

City, State, Zip: Fort Morgan, CO, 80701

2nd Phone #: Email: daverebol@hotmail.com

OWNER

Name(s): GASSLANDS AT COMANCHE, LLC Phone #: 970-867-9007

Address: 412 West Platte Street

City, State, Zip: Fort Morgan, CO, 80701

2nd Phone #: Email: daverebol@hotmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: CHADWIN F. COX Phone #: 720-685-9951

Address: 127 South Denver Ave

City, State, Zip: Fort Lupton, CO, 80621

2nd Phone #: 303-913-7341 Email: chadwin.cox@westerneci.com

DESCRIPTION OF SITE

Address:	TBD
City, State, Zip:	Strasburg, CO 80138
Area (acres or square feet):	87.873
Tax Assessor Parcel Number	017313300010
Existing Zoning:	PUD
Existing Land Use:	Vacant
Proposed Land Use:	Rural Residential

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named Grasslands at Comanche, LLC, a Colorado limited liability company

And is executed on behalf of the entity pursuant to the provisions of
Section 38-30-172 C.R.S.

2. The type of entity is a Limited Liability Company

3. The mailing address for the entity is:

412 W Platte Avenue, Ft Morgan, CO 80701

4. The entity is formed under the laws of Colorado

5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Dave Rebol, Managing Member

6. The authority of the foregoing person(s) to bind the entity is ☒ Not limited OR ☐ Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:

Dated this 24th day of February, 2023.

Grasslands at Comanche, LLC, a Colorado limited
liability company

Dave Rebol

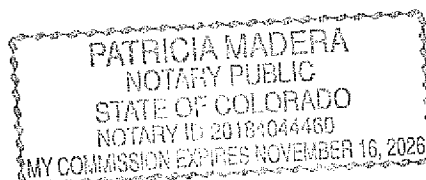
Dave Rebol
Managing Member

State of Colorado
County of Weld

The foregoing instrument was acknowledged before me this 24th day of February, 2023 by Dave Rebol as
Managing Member of Grasslands at Comanche, LLC, a Colorado limited liability company.

Notary Public: Patricia Madera

My Commission Expires: 11-16-2026





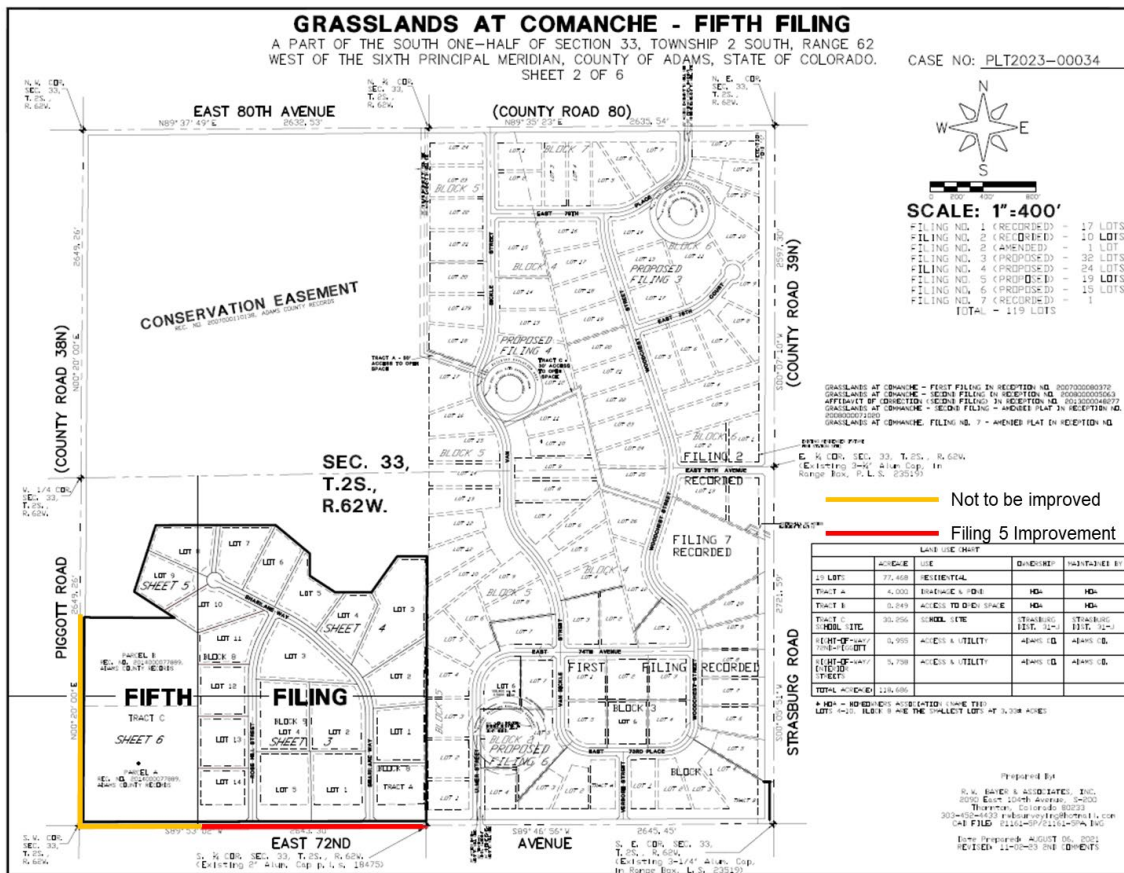
Adams County Community and Economic Development
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8216

Adams County Community and Economic Development:

The subject property is located in the Southwest ¼ (Filing 5) of Section 33, Township 2 South, Range 62 West of the 6th, P.M., County of Adams, State of Colorado.

We received the comments on the latest GAC Filing 5 Final Plat, and it was requested the submittal of a Waiver of the Adams County Subdivision Design Standards, specifically for not improving of the ½ north part of 72nd Avenue, and ½ east side of Piggott Road adjacent to the school parcel (See Fig. No. 2 on the next page). The waiver is required by County regulation 5-04-01-02-01 even though the recorded PUD detailed that those improvements are not to be completed until the school parcel is developed, See Fig. 1 below.

Fig No. 1



A handwritten signature in black ink, appearing to be "Chadwin F. Cox", written over a faint rectangular stamp.

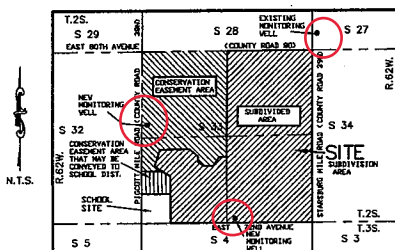
Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Waiver from Subdivision Design Standards documents and plans.

GRASSLANDS AT COMANCHE Planned Unit Development

DEVELOPMENT PLAN
Sheet 1 of 6

CASE NO. PRJ2007-00004 + PRS2007-0036



VICINITY MAP

Prepared By:
ADCO CONSULTING, INC.
2090 EAST 104TH AVENUE, SUITE 305
THORNTON, COLORADO 80223
(303) 450-2204 FAX (303) 452-4515
CAB FILE: (07)AD05063/AD05063.DWG

SHEET INDEX

Sheet 1 - Program Narrative- Characteristics of PUB
Conservation Easement Requirement
Transfer of Development Rights
Additions, Deletions, and Conditions of Approval
Legal Description of PUB and Land Dedication
County Approval and Recording

Sheet 2 - Program Narrative-Continued

PROPOSED FILINGS

Filing 1 - 34 Lots
Filing 2 - 12 Lots (Includes Fire Station & Equestrian Lots)
Filing 3 - 36 Lots
Filing 4 - 24 Lots
Filing 5 - 19 Lots (Includes School Facilities Block)

CHARACTERISTICS OF PUB

The Grasslands at Comanche is Section 33, Township 2 south, Range 62 West, except for a 3 acre existing fire station site. The property is presently zoned A-3, and is located 4 miles north of Strasburg along the west side of Strasburg Road between E. 72nd and E. 80th Avenues. The eastern half of the property is within a Transfer of Development Rights (TDR) Sending Area. The PUB will allow development of the following: 1) 118-35 acre rural residential lots on 296 acre zoned A-1; 2) 1-3 acre A-1 zoned lot for equestrian use for the benefit of the lot owner; 3) 1-2.5 acre A-1 zoned lot allocated for a future fire station use; 4) 1-17 acre block zoned A-2 for public school use; and 5) 209 acres zoned A-3 as an Agricultural Reserve/Natural Resource Conservation area with a Conservation Easement.

The 110 lots for permanent residential use are created as follows:
West-Half - Density Bonus - 320 acres/35 x 2 = 18
East-Half - Existing Allocated Units (320 acres/35) = 9
TDR's to be Transferred to PUB = 21
Total Permanent Residential Units 118

CONSERVATION EASEMENT REQUIREMENT

Prior to or with recording of the Final PUB Plan, 209 acres shall be placed in Agricultural Reserve and Natural Resource Conservation pursuant to Chapter 3 of the Adams County Zoning and Subdivision Regulations and the TDR Map and Policy adopted by Adams County in October, 2005, which may only be used for oil and gas drilling and production and for agricultural purposes including cattle grazing, dry-lot farming, irrigated farming, and other use-by-right non-residential agricultural uses of the A-3 zone district.

TRANSFER OF DEVELOPMENT RIGHTS

In addition to the 27 residential lots allowed by recording of the Conservation Easement and this PUB, 91 TDR units are required to develop all 118 residential lots proposed in this PUB. Filing 2 (12 lots total), 10 for residential use shall develop using 10 of the allowed 27 residential lots. Filing 1 shall use the remaining 17 allowed residential lots, but approval of Filing 1 and subsequent Filings shall require a Minor Amendment to the PUB from which the TDR units are being transferred and a Minor Amendment to this PUB identifying the source of the TDR units for the proposed Filing.

ADDITIONS, DELETIONS, AND CONDITIONS OF APPROVAL

On May 21, 2007 the Board of County Commissioners by a motion duly made and seconded approved: 1) Rezoning of 17.66 acres from A-3 to A-2 and 406.2 acres from A-2 to A-1; 2) a Preliminary Development Plan for 120 residential lots (includes the equestrian and fire station lots) on 406.2 acres, approximately 17 acres for a school site, and approximately 210 acres of conservation easement on a total site of 628.29 acres, and 3) a Preliminary Plat for 100 rural estate lots (includes the equestrian and fire station lots) on 406.2 acres and a 17 acre school site was approved subject to the following:

- The applicant shall submit and receive approval of Street Construction Plans from the Department of Public Works for Filings 3, 4, and 5.
- A Stormwater Management Plan (SWMP) with erosion and sediment control exhibits must be submitted to Adams County with each Filing.
- Prior to submittal of the final plat (containing the proposed Fire District's lots) the applicant will either provide an approved water supply for the fire station lot, or combine one of the other lots in the subdivision. (This requirement has been satisfied by issuance of Well Permit #273671 by the Division of Water Resources.)
- The applicant shall adhere to the email from Tri-County Health Department dated February 16, 2007 as well as the letter dated March 26, 2006.
- The applicant shall pay all applicable copying, recording, and public land dedication fees.
- In conjunction with this PUB, 209 acres shall be placed in the Agricultural Reserve and Natural Resource Conservation pursuant to Chapter 3 of the Adams County Zoning and Subdivision Regulations and the TDR Map and Policy as adopted by Adams County in October, 2005. All parcels included in this area shall be subject to a conservation easement approved to be formed by Adams County and granted in perpetuity to Adams County. The conservation easement shall be executed prior to scheduling the Final Plat and/or PUB.
- The applicant shall adhere to the letter from IREA dated June 9, 2006.
- The applicant shall adhere to the letter from the East Adams County Soil Conservation District dated June 27, 2005.
- The applicant shall adhere to the letter from the Colorado Geological Survey dated July 25, 2005.
- The applicant shall follow the guidelines of the Colorado Division of Wildlife as stated in their letter dated June 2, 2006.
- All requirements of construction and drainage plans included under RDV2004-0813 and RDV2005-0060 shall be satisfied.
- 72nd Avenue shall be paved from Strasburg Road to the east boundary line of the future school site as approved by the County. (School District shall be responsible for paving of that portion of E. 72nd Avenue and Piggett Road at the time of construction of a school.)
- 80th Avenue (designated in error as 80th Avenue in resolution shall be paved from Strasburg Road to the east boundary line of Lot 24, Block 5, as approved by the County.
- Individual lot access shall be limited to the internal roads only. (Not applicable to Fire District's lots)
- The following plat note shall be added to all Final Filings of the plat:
"No structures, including residences and accessory structures, may be constructed within the 250' wide designated 250' foot buffer around an existing oil/gas well or tank battery (Section 4-10-02-02-190, Adams County Development Standards and Regulations). This provision does not apply to fences, and does not apply if the well has been plugged and abandoned, or the tank battery has been removed."

16. The following plat note shall be added to all final Filings of the plat:
"Where a new home, or a portion of a new home, is constructed within 250' to 300' feet of an existing oil/gas well or tank battery, the property owner shall submit a signed sworn acknowledging the existence of the facility (Section 4-06-01-02-02-12 Adams County Development Standards and Regulations). The sworn form (oil and gas well waiver) is available from the Adams County Department of Planning and Development. The completed waiver shall be executed, notarized, and recorded at the office of the Adams County Clerk and Recorder. A copy of the recorded waiver shall be retained for accuracy and completeness by the Adams County Department of Planning and Development. This provision does not apply to accessory structures, and does not apply if the well has been plugged and abandoned, or the tank battery has been removed."

- The following right-of-ways shall be dedicated and depicted on the Final Plat:
Strasburg Road 70 Feet
Piggett Road 40 Feet
East 72nd Avenue 40 Feet
East 80th Avenue 40 Feet
Internal Streets 50 Feet
- The following plat note shall be added to all Final Plat Filings:
"In reference to the Colorado Division of Water Resources letter dated March 21, 2007 (found in Case # PRJ2007-00004) the amount of water in the Denver Basin aquifer, and identified in the referenced letter, are calculated based on estimated current aquifer conditions. For planning purposes property owners should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 year used for allocation due to anticipated water level declines."

19. The following plat note shall be added to all Final Plat Filings

"In reference to the letter from the City of Westminster dated April 24, 2007 (found in Case # PRJ2007-00004) it should be known the City of Westminster owns the agricultural land east (actually northeast) of the Comanche PUB. The City uses this property for cattle grazing, crop production, and the application of Biosolids. Biosolids are highly treated, nutrient rich, solids recovered from the municipal wastewater treatment process."

Notes to the Applicant

- The applicant shall comply with all building, zoning, fire, health codes and regulations during the development of the subject site.
- All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

CONTINUED ON SHEET 2 OF 3

LEGAL DESCRIPTION OF GRASSLANDS AT COMANCHE PUB AREA

ALL OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN EXCEPTING THE EAST 30 FEET, THE SOUTH 30 FEET, THE WEST 30 FEET, AND THE NORTH 30 FEET AND ALSO EXCEPTING THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 DESCRIBED AS: BEGINNING AT THE EAST ONE-QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 205.50 FEET TO A POINT; THENCE WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST TO A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 150.00 FEET; THENCE NORTH ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE 150.00 FEET; THENCE EAST ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 150.00 FEET; THENCE SOUTH ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. CONTAINS 628.29 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

HOLLY INVESTMENT CO., A COLORADO CORPORATION, BEING THE OWNERS OF THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT - PRELIMINARY AND FINAL DEVELOPMENT PLAN AND AGREE TO PERFORM AND OBSERVE THE TERMS NOTED HEREIN.

LORIN L. LOSH, PRESIDENT

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BY ME THIS 18th DAY OF December, 2007.

NOTARY PUBLIC LETTA J. MY COMMISSION EXPIRES 6/23/08

APPROVED AS TO FORM BY:

DIRECTOR OF PLANNING AND DEVELOPMENT
John B. Adams
COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONER APPROVAL

THE FINAL DEVELOPMENT PLAN WAS APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 14th DAY OF January, 2007.

CERTIFICATE OF CLERK AND RECORDER

THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 12:11 P.M. ON THE 22nd DAY OF January, 2008.

COUNTY CLERK AND RECORDER
Deanna Pankratz
Deputy

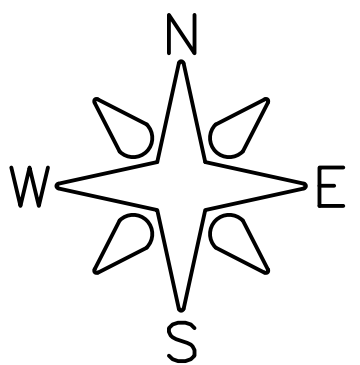


INSTRUMENT NO. 2008000005 062

GRASSLANDS AT COMANCHE - FIFTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 6

CASE NO: PLT2023-00034



SCALE: 1"=400'

FILING NO. 1 (RECORDED)	-	17 LOTS
FILING NO. 2 (RECORDED)	-	10 LOTS
FILING NO. 2 (AMENDED)	-	1 LOT
FILING NO. 3 (PROPOSED)	-	32 LOTS
FILING NO. 4 (PROPOSED)	-	24 LOTS
FILING NO. 5 (PROPOSED)	-	19 LOTS
FILING NO. 6 (PROPOSED)	-	15 LOTS
FILING NO. 7 (RECORDED)	-	1
TOTAL		119 LOTS

GRASSLANDS AT COMANCHE - FIRST FILING IN RECEPTION NO. 2007000080372
GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 2008000005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 2013000048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020
GRASSLANDS AT COMANCHE, FILING NO. 7 - AMENDED PLAT IN RECEPTION NO.

EXISTING RESIDENCES (FUTURE
FIRE STATION SITE)
E. 1/4 COR. SEC. 33, T.2S., R.62W.
(Existing 3-1/4" Alum Cap, in
Range Box, P. L. S. 23519)

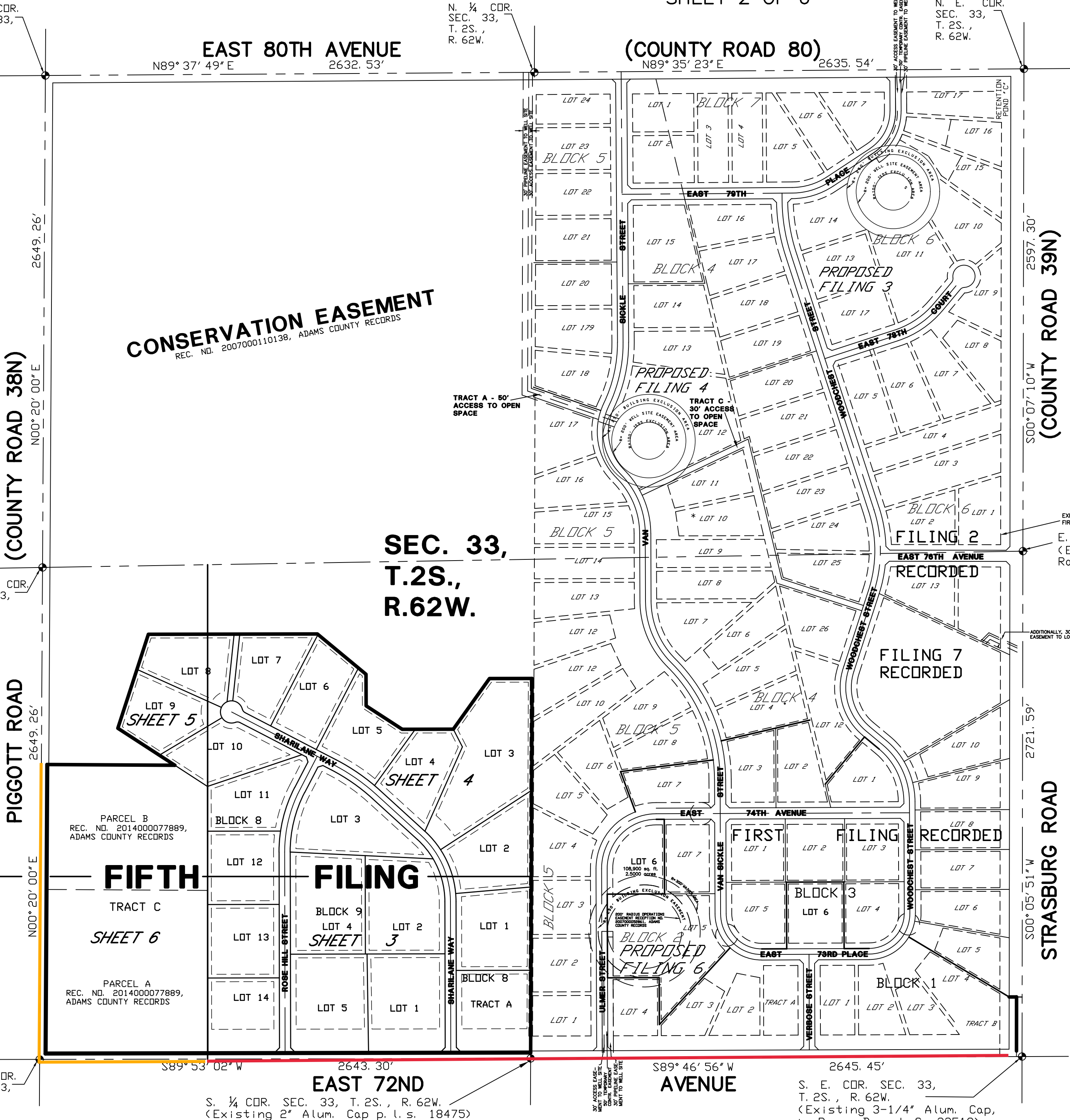
LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
19 LOTS	77.468	RESIDENTIAL		
TRACT A	4.000	DRAINAGE & POND	HOA	HOA
TRACT B	0.249	ACCESS TO OPEN SPACE	HOA	HOA
TRACT C SCHOOL SITE	30.256	SCHOOL SITE	STRASBURG DIST. 31-J	STRASBURG DIST. 31-J
RIGHT-OF-WAY/ 72ND-PIGGOTT	0.955	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
RIGHT-OF-WAY/ INTERIOR STREETS	5.758	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
TOTAL ACREAGE	118.686			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)
LOTS 4-10, BLOCK 8 ARE THE SMALLEST LOTS AT 3.33± ACRES

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: 21161-5P/21161-5PA.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS



T:\0320_004_00 GRASSLANDS-FILING-586\Drawings\Filing 5 - 0320\003\0320-003-01-WEC-CDS-0.00-1.00.dwg, C:\00-SITE, 6/30/2023 3:07:07 PM, AutoCAD PDF (High Quality Print).pc3, WEC 24'x36, WEC 24'x36

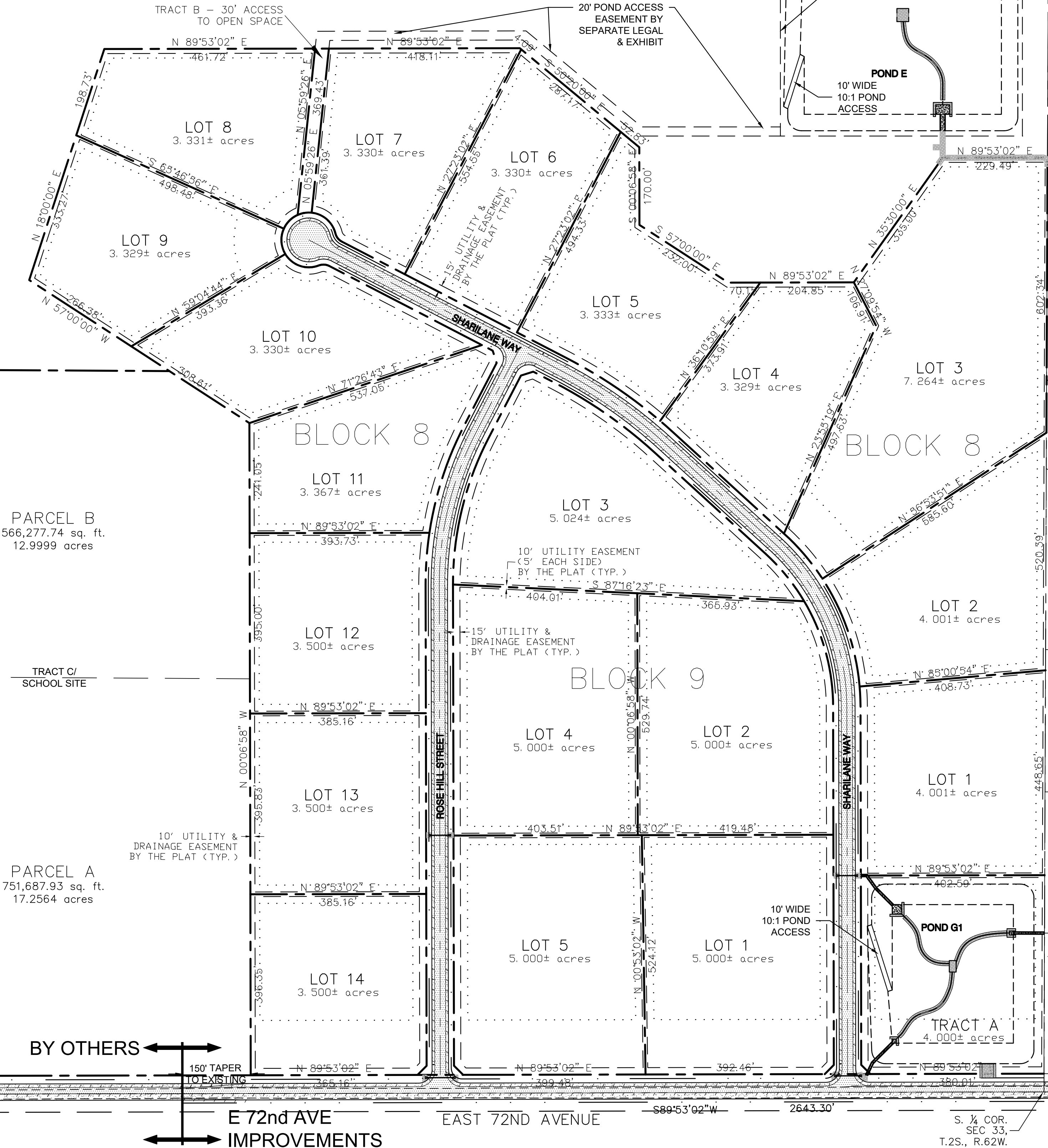
LOT OWTS TO MAINTAIN MINIMUM
DISTANCE TO DRAINAGE FEATURES PER
ADAMS COUNTY DEVELOPMENT
STANDARDS AND REGULATIONS

SEPARATE CDPHE STORMWATER
PERMITS REQUIRED FOR
INDIVIDUAL LOT DEVELOPMENT

SEE SHEET C0.08 FOR TYPICAL
ROAD SECTIONS

W. 1/4 COR.
SEC. 33,
T.2S., R.62W.

2649.26'
N00°20'00"E
PIGCOTT MILE ROAD (COUNTY ROAD 38N)



S.W. COR.
SEC. 33,
T.2S., R.62W.

BY OTHERS

E 72nd AVE
IMPROVEMENTS
THIS PROJECT

EAST 72ND AVENUE

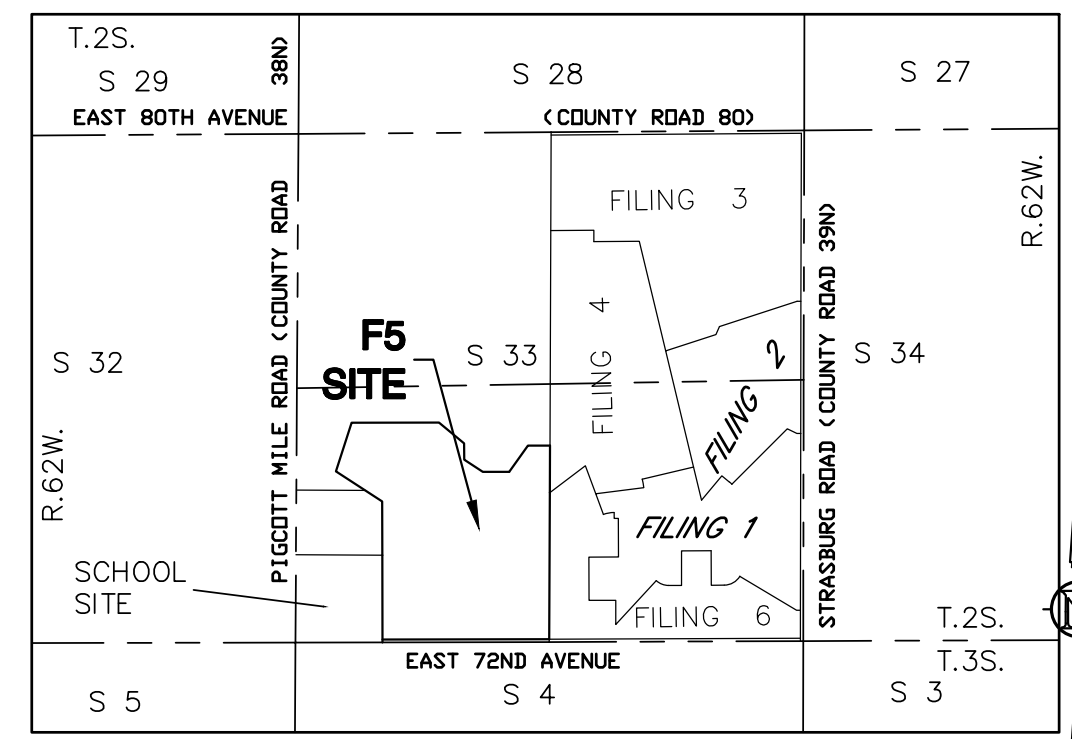
S89°53'02"W 2643.30'

S. 1/4 COR.
SEC. 33,
T.2S., R.62W.

E 72nd AVE
IMPROVEMENTS THIS
PROJECT

TRACT A SHALL BE
DEDICATED AS A
DRAINAGE EASEMENT

150 75 0 150 300
FULL SCALE: 1" = 150'
HALF SCALE: 1" = 300'



VICINITY MAP SCALE 1" = 2,000'

SW 1/4 SECTION 33 TOWNSHIP 2 SOUTH RANGE 62 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP -
CO_Roper_School_20160901_TM_geo

NOTES

THIS PLAN IS INTENDED AS THE GENERAL SITE PLAN FOR GRASSLANDS AT COMANCHE-FILING 5.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY R.W. BAYER & ASSOCIATES, INC. ON GRASSLANDS AT COMANCHE-FIFTH FILING PLAT, DATED AUGUST 6, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

LOT SETBACKS

Outer Roads	120 FT
Internal Roads	30 FT
Rear and Side Lot Lines	20 FT

SYMBOL LEGEND

	EXISTING CONC		PROPOSED GRAVEL
	EXISTING ASPHALT		PROPOSED CONC
			PROPOSED ASPHALT

LINETYPE LEGEND

	LOT / PROPERTY / SECTION LINE		RIGHT OF WAY LINE
	EASEMENT		SETBACK
	TO BE ABANDONED LOT LINE		EXISTING BUILDING, CURB
	EDGE OF ASPHALT or GRAVEL RD		CHAINLINK FENCE
	WIRE FENCE		POND WQ W/S
	SWALE		EXISTING OVERHEAD ELEC
	EXISTING ELECTRICAL LINE		EXISTING STORM LINE
	EXISTING SANITARY LINE		EXISTING WATER LINE
	EXISTING GAS LINE		EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE		
	PROPOSED SANITARY LINE		PROPOSED SANITARY SERVICE
	PROPOSED STORM LINE		PROPOSED WATER LINE
	PROPOSED WATER SERVICE		PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE		PROPOSED TELEPHONE LINE

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-8951
FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

REVISION	DATE	BY
1	06/20/23	CFC
2	06/20/23	CFC
3	06/20/23	CFC
4	06/20/23	CFC
5	06/20/23	CFC

GENERAL SITE PLAN
GRASSLANDS AT COMANCHE
FILING 5
ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET
INITIAL PLAN
RELEASE: 09/02/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0320.003.01
DOC CON #
C1.00-GEN-SITE

SHT C1.00

GRASSLANDS AT COMANCHE - FIFTH FILING

A PART OF THE SOUTH ONE–HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023–00034

SHEET 1 OF 6

VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 33, THENCE N00°17'49"W A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33 AND TO THE POINT OF BEGINNING;
THENCE N00°13'24"E A DISTANCE OF 2016.07 FEET; THENCE S89°53'02"W A DISTANCE OF 229.49 FEET; THENCE S35°30'00"W A DISTANCE OF 335.00 FEET; THENCE S89°53'02"W A DISTANCE OF 275.00 FEET; THENCE N57°00'00"W A DISTANCE OF 232.00 FEET; THENCE N00°06'58"W A DISTANCE OF 170.00 FEET; THENCE N50°20'00"W A DISTANCE OF 340.00 FEET; THENCE S89°53'02"W A DISTANCE OF 910.00 FEET; THENCE S18°00'00"W A DISTANCE OF 532.00 FEET; THENCE S57°00'00"E A DISTANCE OF 366.00 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED IN RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS; THENCE N89°40'00"W ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 688.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF PIGGOTT ROAD AND THE NORTHWEST CORNER OF SAID PARCEL B; THENCE S00°02'00"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1557.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 72ND AVENUE AND THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS; THENCE N89°53'02"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE 2612.97 FEET TO THE POINT OF BEGINNING.
CONTAINS 118.686 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - FIFTH FILING AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO GRANT THE EASEMENTS AS SHOWN, LABELED AS UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
EXECUTED THIS _____ DAY OF _____, 20____.

OWNER: GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVE REBOL, AS MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY DAVE REBOL, MANAGER, GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER: STRASBURG SCHOOL DISTRICT NO. 31-J (TRACT C)

DAN HOFF, SUPERINTENDENT

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY ME THIS DAY OF _____, 20____, BY DAN HOFF, SUPERINTENDENT, STRASBURG SCHOOL DISTRICT NO. 31-J.

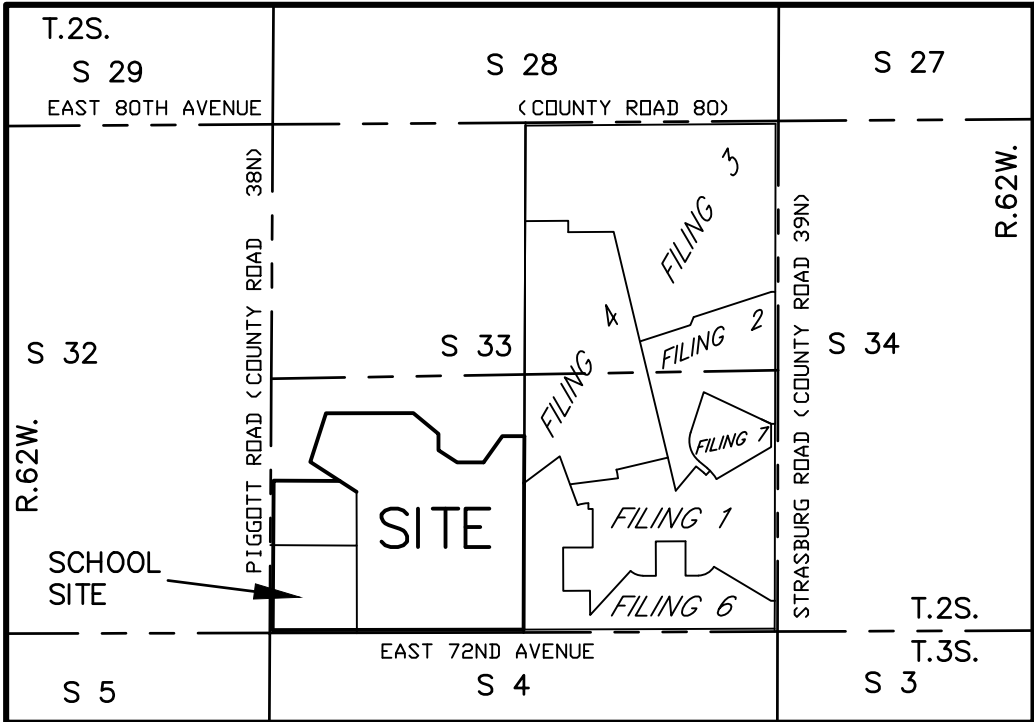
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

BASIS FOR BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE SOUTH ¼ CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHWEST CORNER IS A 2" ALUMINUM CAP, L.S. 18475, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 89°53'02" EAST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 340-F15807-22, AMENDMENT NO. 1, DATED AUGUST 25, 2022, AT 12:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT.



PLAT NOTES:

1. AS SHOWN ON THIS PLAT: TEN-FOOT (10') WIDE UTILITY AND DRAINAGE (FIVE FOOT ON EACH SIDE) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ALONG COMMON SIDE AND REAR LOT LINES. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

2. AS SHOWN ON THIS PLAT: FIFTEEN FOOT WIDE (15') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STREETS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, ADDITIONALLY, THE DRY UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND REAR LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT.

3. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS OR OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. REFER TO THE APPROVED DRAINAGE FACILITIES MAINTENANCE PLAN, RECEPTION NO. 2017000017306, ADAMS COUNTY RECORDS. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE OWNER OR OWNER'S ASSOCIATION.

4. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

5. THE FIRST AMENDMENT TO SURFACE USE AGREEMENT AS RECORDED 01-20-2021 IN RECEPTION NO. 2021000005800, ADAMS COUNTY RECORDS, QUITCLAIMED ALL INTEREST ANADARKO MAY HAVE UNDER THE SUA (RECORDED IN RECEPTION NO. 2007000052861) TO THE OIL AND GAS OPERATIONS AREAS. ADDITIONALLY, THE SUA IS AMENDED TO DELETE ALL OIL AND GAS OPERATIONS AREAS WITHIN THE SW4, NE4, AND SE4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 61H P.M., COUNTY OF ADAMS, STATE OF COLORADO.

6. THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: 21161-5P/21161-5P.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-02-2023 2ND CD. COMMENT

PLAT NOTES CONTINUED:

7. IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.

8. THE PARCEL DESCRIBED HEREIN IS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE F.E.M.A., FLOOD RATE INSURANCE MAP, MAP NUMBER 08001C0730H, EFFECTIVE DATE: MARCH 5, 2007.

9. THE LOTS WITHIN THIS FILING ARE SUBJECT TO THE NOTES AND RESTRICTIONS CONTAINED IN THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT, CASE NO. PRJ2007-00004, RECORDED IN RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS.

10. THIS SUBDIVISION FILING IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE RECORDED IN RECEPTION NO. 2009000009415, ADAMS COUNTY RECORDS.

11. TRACT A IS DESIGNATED AS A DRAINAGE EASEMENT FOR DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.

12. TRACT B IS DESIGNATED FOR PUBLIC ACCESS BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.

13. TRACT C IS DESIGNATED AS A SCHOOL SITE. TRACT C COMBINES PARCELS A & B, AS CONVEYED IN RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS AND IS OWNED BY STRASBURG SCHOOL DISTRICT NO. 31-J. THIS TRACT SHALL BE MAINTAINED BY THE SCHOOL DISTRICT ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE MAINTENANCE OBLIGATION IS TRANSFERRED TO ANOTHER SCHOOL DISTRICT.

14. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

15. IF INITIAL LAND DISTURBANCE IS ANTICIPATED FROM MARCH 15TH TO OCTOBER 31ST, A RESURVEY FOR POTENTIAL BURROWING OWL HABITAT WILL BE CONDUCTED. IF POTENTIAL HABITAT IS FOUND, SURVEYS WILL BE CONDUCTED IN ACCORDANCE WITH THE COLORADO PARKS AND WILDLIFE (CPW) PROTOCOLS PRIOR TO THE START OF CONSTRUCTION.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

DATE: _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIR

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____:_____ .M., ON THE _____ DAY OF _____, A.D., 20____.

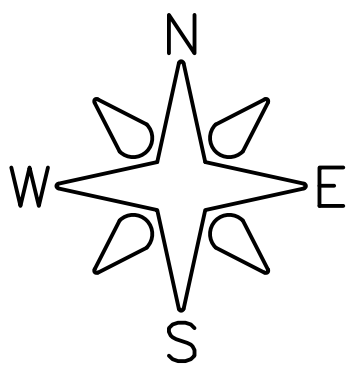
BY: _____ DEPUTY
_____ COUNTY CLERK AND RECORDER

RECEPTION NO.: _____

GRASSLANDS AT COMANCHE - FIFTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 6

CASE NO: PLT2023-00034



SCALE: 1"=400'

FILING NO. 1 (RECORDED)	-	17 LOTS
FILING NO. 2 (RECORDED)	-	10 LOTS
FILING NO. 2 (AMENDED)	-	1 LOT
FILING NO. 3 (PROPOSED)	-	32 LOTS
FILING NO. 4 (PROPOSED)	-	24 LOTS
FILING NO. 5 (PROPOSED)	-	19 LOTS
FILING NO. 6 (PROPOSED)	-	15 LOTS
FILING NO. 7 (RECORDED)	-	1
TOTAL		119 LOTS

GRASSLANDS AT COMANCHE - FIRST FILING IN RECEPTION NO. 2007000080372
GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 2008000005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 2013000048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020
GRASSLANDS AT COMANCHE, FILING NO. 7 - AMENDED PLAT IN RECEPTION NO. 2023000063416

EXISTING RESIDENCES (FUTURE
FIRE STATION SITE)
E. 1/4 COR. SEC. 33, T.2S., R.62W.
(Existing 3-1/4" Alum Cap, in
Range Box, P. L. S. 23519)

LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
19 LOTS	77.468	RESIDENTIAL		
TRACT A	4.000	DRAINAGE & POND	HOA	HOA
TRACT B	0.249	ACCESS TO OPEN SPACE	HOA	HOA
TRACT C SCHOOL SITE	30.256	SCHOOL SITE	STRASBURG DIST. 31-J	STRASBURG DIST. 31-J
RIGHT-OF-WAY/ 72ND-PIGGOTT	0.955	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
RIGHT-OF-WAY/ INTERIOR STREETS	5.758	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
TOTAL ACREAGE	118.686			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)
LOTS 4-10, BLOCK 8 ARE THE SMALLEST LOTS AT 3.33± ACRES

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: 21161-5P/21161-5PA.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

N. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

N. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

N. E. COR.
SEC. 33,
T. 2S.,
R. 62W.

EAST 80TH AVENUE
N89° 37' 49" E 2632.53'

(COUNTY ROAD 80)
N89° 35' 23" E 2635.54'

(COUNTY ROAD 38N)
N00° 20' 00" E

PIGGOTT ROAD
2649.26'

N00° 20' 00" E

W. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

SEC. 33,
T.2S.,
R.62W.

(COUNTY ROAD 39N)
S00° 07' 10" W

STRASBURG ROAD
S00° 05' 51" W

CONSERVATION EASEMENT
REC. NO. 2007000110138, ADAMS COUNTY RECORDS

TRACT A - 50'
ACCESS TO OPEN
SPACE

TRACT C - 30'
ACCESS
TO OPEN
SPACE

ADDITIONALLY, 30' ACCESS
EASEMENT TO LOT 12

PARCEL B
REC. NO. 2014000077889,
ADAMS COUNTY RECORDS

FIFTH
TRACT C
SHEET 6

PARCEL A
REC. NO. 2014000077889,
ADAMS COUNTY RECORDS

S. 1/4 COR. SEC. 33, T.2S., R.62W.
(Existing 2" Alum. Cap p.l.s. 18475)

EAST 72ND
AVENUE
S89° 46' 56" W

S. E. COR. SEC. 33,
T.2S., R.62W.
(Existing 3-1/4" Alum. Cap,
in Range Box, L. S. 23519)

GRASSLANDS AT COMANCHE - FIFTH FILING

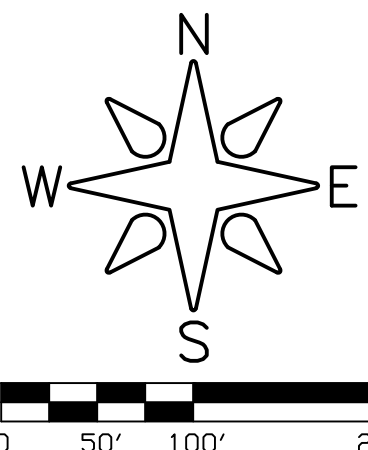
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WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 6

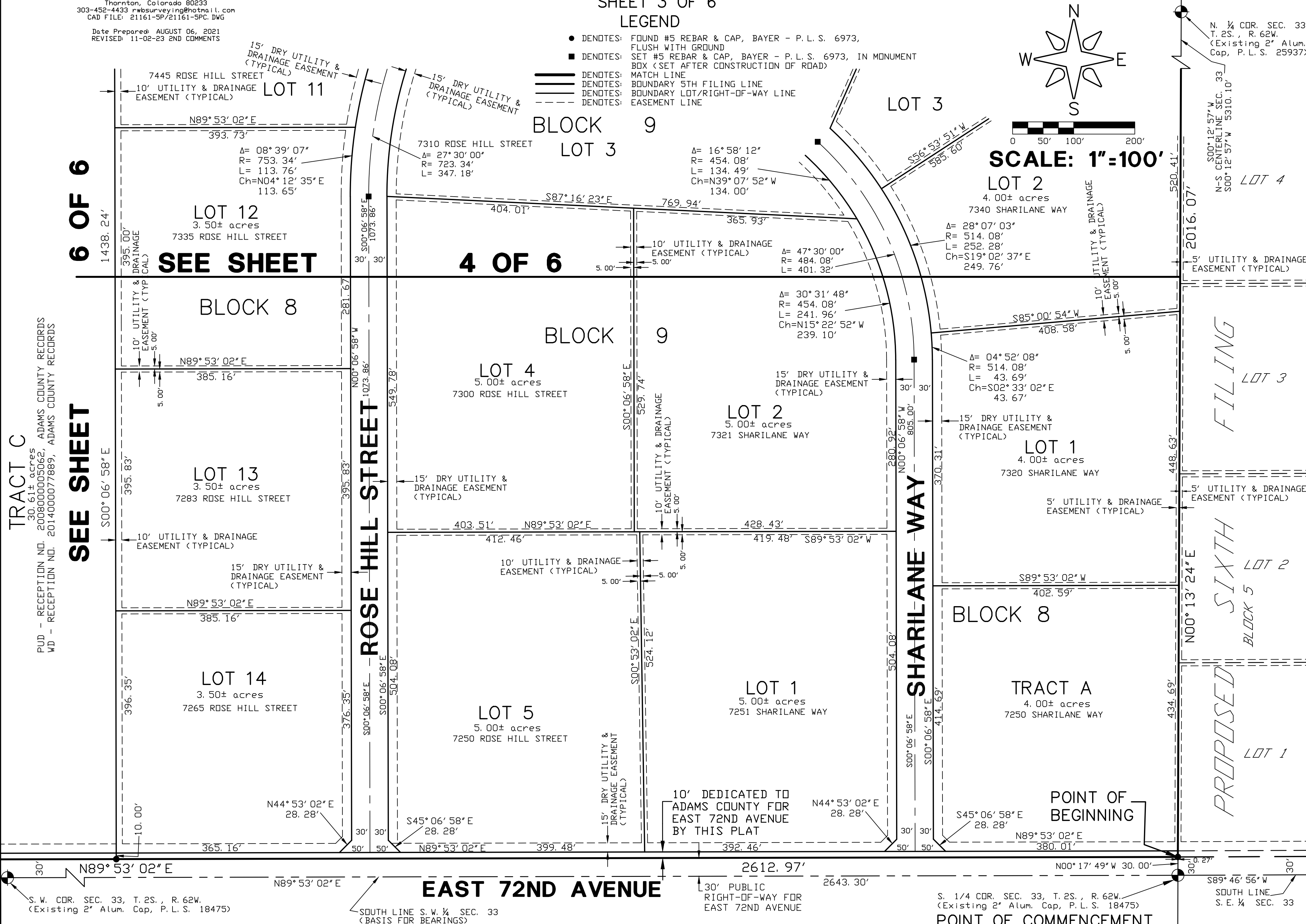
CASE NO: PLT2023-00034

Prepared By:
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- LEGEND**
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
 - DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
 - DENOTES: MATCH LINE
 - DENOTES: BOUNDARY 5TH FILING LINE
 - DENOTES: BOUNDARY LOT/RIGHT-OF-WAY LINE
 - - - DENOTES: EASEMENT LINE



SCALE: 1"=100'



GRASSLANDS AT COMANCHE - FIFTH FILING

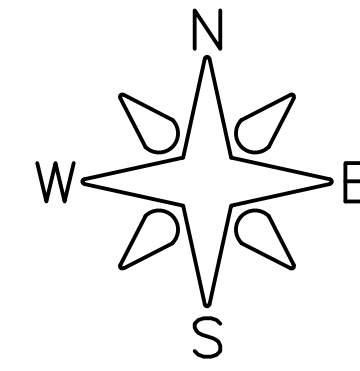
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WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023-00034

SHEET 4 OF 6

CONSERVATION EASEMENT - GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT

PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS



Prepared By:

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Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

SCALE: 1"=100'

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- DENOTES: MATCH LINE
- DENOTES: BOUNDARY 5TH FILING LINE
- DENOTES: BOUNDARY LOT/RIGHT-OF-WAY LINE
- - - DENOTES: EASEMENT LINE

(UNPLATTED)

5 OF 6

SHEET

SEE

SEE SHEET 6 OF 6

TRACT C

30.61± acres
PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS

S89°53'02"W 910.00'

461.72'

5 OF 6

LOT 8
3.33± acres
7500 SHARILANE WAY

LOT 9
3.33± acres

LOT 10
3.33± acres
7481 SHARILANE WAY

LOT 11
3.37± acres
7445 ROSE HILL STREET

LOT 12
3.50± acres
7335 ROSE HILL STREET

LOT 13
3.33± acres
7460 SHARILANE WAY

LOT 14
3.33± acres
7480 SHARILANE WAY

LOT 15
3.33± acres
7460 SHARILANE WAY

LOT 16
3.33± acres
7460 SHARILANE WAY

LOT 17
3.33± acres
7460 SHARILANE WAY

LOT 18
3.33± acres
7460 SHARILANE WAY

TRACT B - 30'
ACCESS TO
OPEN SPACE
0.25± acres

LOT 7
3.33± acres
7480 SHARILANE WAY

LOT 6
3.33± acres
7460 SHARILANE WAY

LOT 5
3.33± acres
7440 SHARILANE WAY

LOT 4
3.33± acres
7420 SHARILANE WAY

LOT 3
3.33± acres
7360 SHARILANE WAY

LOT 2
4.00± acres
7340 SHARILANE WAY

LOT 1
5.00± acres
7300 ROSE HILL STREET

LOT 1
5.00± acres
7300 ROSE HILL STREET

LOT 2
5.00± acres
7300 ROSE HILL STREET

LOT 3
5.02± acres
7310 ROSE HILL STREET

LOT 4
5.00± acres
7300 ROSE HILL STREET

LOT 5
5.00± acres
7300 ROSE HILL STREET

LOT 6
5.00± acres
7300 ROSE HILL STREET

LOT 7
5.00± acres
7300 ROSE HILL STREET

LOT 8
5.00± acres
7300 ROSE HILL STREET

LOT 7
3.33± acres
7480 SHARILANE WAY

LOT 6
3.33± acres
7460 SHARILANE WAY

LOT 5
3.33± acres
7440 SHARILANE WAY

LOT 4
3.33± acres
7420 SHARILANE WAY

LOT 3
3.33± acres
7360 SHARILANE WAY

LOT 2
4.00± acres
7340 SHARILANE WAY

LOT 1
5.00± acres
7300 ROSE HILL STREET

LOT 1
5.00± acres
7300 ROSE HILL STREET

LOT 2
5.00± acres
7300 ROSE HILL STREET

LOT 3
5.02± acres
7310 ROSE HILL STREET

LOT 4
5.00± acres
7300 ROSE HILL STREET

LOT 5
5.00± acres
7300 ROSE HILL STREET

LOT 6
5.00± acres
7300 ROSE HILL STREET

LOT 7
5.00± acres
7300 ROSE HILL STREET

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7300 ROSE HILL STREET

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7300 ROSE HILL STREET

LOT 14
5.00± acres
7300 ROSE HILL STREET

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5.00± acres
7300 ROSE HILL STREET

LOT 16
5.00± acres
7300 ROSE HILL STREET

LOT 17
5.00± acres
7300 ROSE HILL STREET

LOT 18
5.00± acres
7300 ROSE HILL STREET

LOT 19
5.00± acres
7300 ROSE HILL STREET

LOT 20
5.00± acres
7300 ROSE HILL STREET

LOT 21
5.00± acres
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GRASSLANDS AT COMANCHE - FIFTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 6

CASE NO: PLT2023-00034

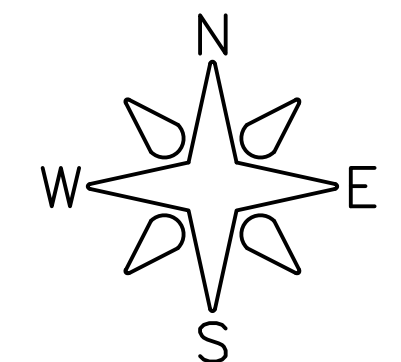
Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwb@surveying@hotmail.com
CAD FILE: 21161-5P/21161-5PD.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

(UNPLATTED)

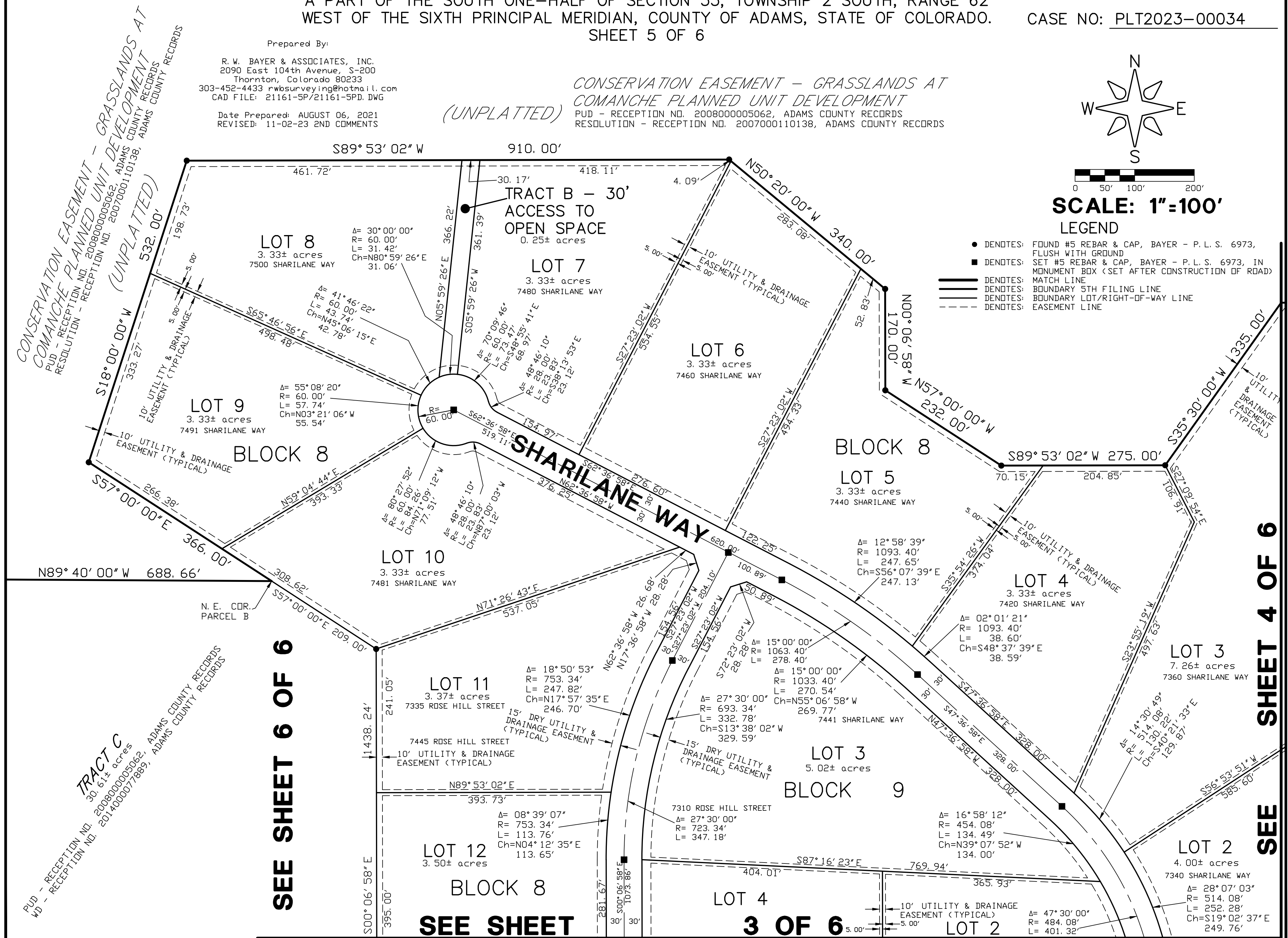
CONSERVATION EASEMENT - GRASSLANDS AT
COMANCHE PLANNED UNIT DEVELOPMENT
PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS



SCALE: 1"=100'

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- DENOTES: MATCH LINE
- DENOTES: BOUNDARY 5TH FILING LINE
- DENOTES: BOUNDARY LOT/RIGHT-OF-WAY LINE
- - - DENOTES: EASEMENT LINE



A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 6 OF 6

CASE NO: PLT2023-00034

Prepared By: R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwesurveying@hotmail.com
CAD FILE: 21161-SP/21161-5PE.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-02-23 2ND COMMENTS

LEGEND

- DENDITES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENDITES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- DENDITES: MATCH LINE
- DENDITES: BOUNDARY 5TH FILING LINE
- DENDITES: BOUNDARY LOT/RIGHT-OF-WAY LINE
- DENDITES: EASEMENT LINE

LEGEND

DENOTES: FLOOD #5 REBAR & CAP, BAYER - P.L.S. 6973, I
 FLUSH WITH GROUND
 DENOTES: SET #5 REBAR & CAP, BAYER - P.L.S. 6973, I
 BOX (SET AFTER CONSTRUCTION OF ROAD)
 DENOTES: MATCH LINE
 DENOTES: BOUNDARY 5TH FILING LINE
 DENOTES: BOUNDARY LOT/RIGHT-OF-WAY LINE
 DENOTES: EASEMENT LINE

SCALE: 1"=100'

PIGGOTT ROAD
(COUNTY ROAD 38N)
N00° 20' 00" E

- WEST LINE S. W ¼ SEC. 33

N. E. COR.
PARCEL B

2649. 26'

W. 1/4 COR. SEC. 33,
T. 2S. , R. 62W.
(NOT RECOVERED)

CONSERVATION EASEMENT -
GRASSLANDS AT COMANCHE
PLANNED UNIT DEVELOPMENT -
ADAMS COUNTY NO. 2008000005062,
RESOLUTION - RECEPTION NO.
2007000110138, ADAMS COUNTY RECORDS

LOT 9
3.33± acres

BLOCK 8

$\Delta = 55^{\circ} 08' 20''$
 $R = 60.00'$
 $L = 57.74'$
 $Ch = N03^{\circ} 21' 06'' W$
 $55.54'$

LOT 10
2.50± acres

2, 50± acres

7481 SHARILANE WAY

LOT 11
3.37± acres

3.37± acres

7445 ROSE HILL STREET
10' UTILITY & DRAINAGE
BASEMENT (TYPICAL)

$$\begin{array}{r} \underline{\underline{N89^{\circ} 53' 02''}} \\ \underline{\underline{\quad \quad 393.73'}} \end{array}$$

LOT 12
3.50± acres

3.50± acres

BLOCK 8

LOT 13
3.50± acres

3.50± acres

D' UTILITY & DRAINAGE
BASEMENT (TYPICAL)

LOT 14
3.50± acres

3.50± acres

10' DEDICATED TO
ADAMS COUNTY FOR
EAST 72ND AVENUE
BY THIS PLAT

S. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap, P. L. S. 18475)
POINT OF COMMENCEMENT

9 OF 5

SEE SHEET

6 OF 3

SEE SHEET



SCHEDULE A

Title Report No.: 340-F15807-22, Amendment No. 1

1. **Effective Date:** August 25, 2022 at 12:00 AM
2. The estate or interest in the land described or referred to in this Title Report is:
 Fee Simple
3. Title to the estate or interest in the land is at the Effective Date vested in:
 [The Grasslands at Comanche, LLC, a Colorado limited liability company](#)
4. The land referred to in this Title Report is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 (for informational purposes only) TBD, Strasburg, CO 80136

EXHIBIT "A"

Legal Description

Parcel One: (Grasslands at Comanche - Fifth Filing, Preliminary Plat)

That part of the South one-half of Section 33, Township 2 South, Range 62 West of the 6th P.M., County of Adams, State of Colorado, described as:

Commencing at the South one-quarter corner of Section 33;
thence N 00 ° 17'49" W a distance of 30.00 feet to a point on a line 30.00 feet North of the South line of the Southwest one-quarter of said Section 33 and to the Point of Beginning;
thence N 00 ° 13'24" E a distance of 2016.07 feet;
thence S 89 ° 53'02" W a distance of 229.49 feet;
thence S 35 ° 30'00" W a distance of 335.00 feet;
thence S 89 ° 53'02" W a distance of 275.00 feet;
thence N 57 ° 00'00" W a distance of 232.00 feet;
thence N 00 ° 06'58" W a distance of 170.00 feet;
thence N 50 ° 20'00" W a distance of 340.00 feet;
thence S 89 ° 43'02" W a distance of 910.00 feet;
thence S 18 ° 00'00" W a distance of 532.00 feet;
thence S 57 ° 00'00" E a distance of 366.00 feet to the Northeast corner of Parcel B as described in Reception No. 2014000077889, Adams County records;
thence N 89 ° 40'00" W along the North line of said Parcel B, a distance of 688.66 feet to the East right-of-way line of Piggott Road and the Northwest corner of said Parcel B;
thence S 00 ° 02'00" W along said East right-of-way line, a distance of 1557.87 feet to the North right-of-way line of East 72nd Avenue and the Southwest corner of Parcel A as described in Reception No. 2014000077889, Adams County Records;
thence N 89 ° 53'02" E along said North right-of-way line, a distance of 2612.97 feet to the Point of Beginning.

Parcel B: (Grasslands at Comanche - Sixth Filing, Preliminary Plat)

That part of the South one-half of Section 33, Township 2 South, Range 62 West of the 6th P.M., County of Adams, State of Colorado, described as:

Commencing at the Southeast corner of Section 33, thence S 89 ° 46'56" W along the South line of the Southeast one-quarter of said Section 33, a distance of 30.00 feet;
thence N 00 ° 05'51" E parallel with the East line of the Southeast one-quarter of said Section 33, a distance of 30.00 feet to the Point of Beginning;
thence continuing N 00 ° 05'51" E a distance of 290.89 feet;
thence N 89 ° 54'09" W a distance of 40.00 feet;
thence N 59 ° 07'18" W a distance of 688.83 feet to a point on a curve to the right, the delta of said curve is 58 ° 54'14", the radius of said curve is 190.00 feet;
the chord of said curve bears S 60 ° 19'49" W, 186.84 feet;
thence along the arc of said curve, a distance of 195.33 feet to the end of said curve;
thence S 89 ° 46'56" W a distance of 135.00 feet;
thence N 00 ° 13'04" W a distance of 358.92 feet;
thence S 89 ° 46'56" W a distance of 309.00 feet;
thence S 00 ° 13'04" E a distance of 358.92 feet;
thence S 89 ° 46'56" W a distance of 135.00 feet to the beginning of a curve to the right, the delta of said curve is 42 ° 50'02", the radius of said curve is 190.00 feet;
the chord of said curve bears N 68 ° 48'03" W, 138.76 feet;
thence along the arc of said curve, a distance of 142.04 feet;
thence S 42 ° 36'58" W a distance of 621.90 feet;
thence N 00 ° 13'04" W a distance of 252.81 feet;
thence S 89 ° 46'56" W a distance of 278.01 feet;
thence N 00 ° 13'04" W a distance of 450.73 feet;

EXHIBIT "A"
Legal Description

thence n 89 ° 46'56" E a distance of 308.50 feet;
thence N 00 ° 13'04" W a distance of 401.85 feet;
thence S 89 ° 46'56" W a distance of 43.50 feet;
thence N 00 ° 13'04" W a distance of 60.00 feet to the beginning of a curve to the left;
the delta of said curve is 20 ° 04'21", the radius of said curve is 325.00 feet;
the chord of said curve bears S 79 ° 44'45" W, 113.28 feet;
thence along the arc of said curve, a distance of 113.86 feet;
thence N 20 ° 17'25" W a distance of 542.51 feet;
thence S 52 ° 55'29" W a distance of 463.95 feet;
thence S 00 ° 13'24" W a distance of 1526.57 feet to a point on a line 30.00 feet North of the South line of the Southeast one-quarter of said Section 33;
thence N 89 ° 46'56" E parallel with said South line, a distance of 2615.66 feet to the Point of Beginning.

SCHEDULE B Exceptions

1. Water rights, claims or title to water, whether or not disclosed by the Public Records.
2. All taxes and assessments, now or heretofore assessed, due or payable.
3. Reservations by the Union Pacific Railway Company of (1) oil, coal and other minerals underlying the land, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded July 27, 1900 in [Book A33 Page 605](#), and any and all assignments thereof or interests therein.

Relinquishment and QuitClaim from Anadarko Land Corp., recorded June 29, 2009 at Reception No. [2009000046848](#).
4. Reservation as shown in Deed from Supreme Camp of American Woodman recorded December 2, 1947 in [Book 348 Page 513](#).
5. Terms, conditions, provisions, agreements and obligations contained in the Surface Owner's Agreement as set forth below:

Recording Date: June 8, 1972
Recording No: [Book 1800 Page 630](#)
6. Terms, conditions, provisions, agreements and obligations contained in the Surface Owner's Agreement as set forth below:

Recording Date: December 13, 1988
Recording No: [Book 3518 Page 51](#)
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snyder Operating Partnership L.P.
Purpose: pipelines
Recording Date: December 28, 1989
Recording No: [Book 3633 Page 850](#)
8. Terms, conditions, provisions, agreements and obligations contained in the Request for Notification of Surface Development as set forth below:

Recording Date: May 20, 2002
Recording No: [C0971518](#)
9. Terms, conditions, provisions, agreements and obligations contained in the Agreement as set forth below:

Recording Date: June 19, 2002
Recording No: [C0985793](#)
10. Findings and Order recorded January 22, 2007 at Reception No. [2007000007537](#).
11. Terms, conditions, provisions, agreements and obligations contained in the Surface Use Agreement as set forth below:

SCHEDULE B
Exceptions
(continued)

Recording Date: May 31, 2007
Recording No: [2007000052861](#)

Applicant's Certification recorded March 23, 2009 at Reception No. [2009000020122](#).

12. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision - Case #PRJ2007-00004 The Grasslands at Comanche PUD as set forth below:

Recording Date: June 6, 2007
Recording No: [20070000055000](#)

13. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:

Recording Date: August 27, 2007
Recording No: [2007000082001](#)

14. Terms, conditions, provisions, agreements and obligations contained in the Resolution approving acceptance of Conservation Easement as set forth below:

Recording Date: November 30, 2007
Recording No: [2007000110138](#)

15. Terms, conditions, provisions, agreements and obligations contained in the Certification of Notice of Mineral Estate Owners as set forth below:

Recording Date: December 7, 2007
Recording No: [2007000112486](#)

16. Notes, easements and any other matters as shown or set forth on the Map of Grasslands at Comanche Planned Unit Development Map recorded January 22, 2008 at Map F24-15 Reception No. [5062](#). Affidavit recorded October 14, 2015 at Reception No. [2015000086013](#). Amendment No. 4 recorded June 26, 2017 at Reception No. [2017000054674](#).

17. Findings and Order recorded May 23, 2008 at Reception No. [2008000041775](#), and Determination of Water Rights recorded May 23, 2008 at Reception No. [2008000041776](#).

18. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Grasslands at Comanche - Second Filing set forth below:

Recording Date: January 22, 2008
Recording No: [5063](#)

Affidavit of Correction recorded June 6, 2013 at Reception No. [2013000048277](#).

19. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision - Case #PRJ2007-00036 The Grasslands at Comanche PUD as set forth below:

SCHEDULE B
Exceptions
(continued)

Recording Date: February 6, 2008

Recording No: [2008000009439](#)

20. The effects of Certification of Notice to Mineral Estate Owners recorded May 2, 2008 at Reception No. [2008000035101](#).

21. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 11, 2009

Recording No: [2009000009415](#)

22. Terms, conditions, provisions, agreements and obligations contained in the Grasslands at Comanche P.U.D. - Amendment No. 2 as set forth below:

Recording Date: May 15, 2009

Recording No: [2009000035060](#)

23. Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below:

Recording Date: March 9, 2011

Recording No: [2011000015758](#)

24. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 13, 2014

Recording No: [2014000015263](#)

Amendment recorded May 9, 2014 at Reception No. [2014000028534](#) and April 27, 2015 at Reception No. [2015000030297](#).

Assignment of Special and Reserved Declarant Rights recorded July 19, 2019 at Reception No. [2019000057057](#).

Third Amendment recorded October 1, 2019 at Reception No. [2019000083214](#).

25. Reservations from the United States of America in Patent recorded August 31, 2015 at Reception No. [D5098566](#). (Arapahoe County records)

26. Terms, conditions, provisions, agreements and obligations contained in the Permanent Drainage Easement as set forth below:

Recording Date: December 8, 2016

SCHEDULE B
Exceptions
(continued)

Recording No: [2016000106663](#)

27. Terms, conditions, provisions, agreements and obligations contained in the Stormwater Management Facility Operation and Maintenance as set forth below:

Recording Date: February 24, 2017

Recording No: [2017000017306](#)

28. Terms, conditions, provisions, agreements and obligations contained in the Permanent Drainage Easement as set forth below:

Recording Date: July 3, 2017

Recording No: [2017000057052](#)

29. Terms, conditions, provisions, agreements and obligations contained in the Permanent Drainage Easement as set forth below:

Recording Date: July 3, 2017

Recording No: [2017000057054](#)

30. Terms, conditions, provisions, agreements and obligations contained in the Permanent Drainage Easement as set forth below:

Recording Date: July 3, 2017

Recording No: [2017000057056](#)

31. Terms, conditions, provisions, agreements and obligations contained in the Resolution 2017-419 as set forth below:

Recording Date: August 31, 2017

Recording No: [2017000076626](#)

32. Terms, conditions, provisions, agreements and obligations contained in the Resolution 2017-420 as set forth below:

Recording Date: August 31, 2017

Recording No: [2017000076627](#)

33. Notes, easements and any other matters as shown or set forth on Plat Map of Grasslands at Comanche - First Filing recorded September 14, 2017 at Reception No. [2017000080372](#). Affidavit of Correction recorded November 1, 2017 at Reception No. [2017000096621](#).

34. Any taxes or assessments by reason of the inclusion of the Land in the Strasburg Metro Parks and Rec District, as evidenced by instruments recorded January 21, 2021 at Reception No. [2021000007426](#).

35. Terms, conditions, provisions, agreements and obligations contained in the Certification of Notice to Mineral Estate Owners as set forth below:

Recording Date: September 8, 2021

Recording No: [2021000106491](#)

SCHEDULE B
Exceptions
(continued)

END OF EXCEPTIONS

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

The information set forth herein is based on information supplied to Fidelity National Title Company by sources believed to be reliable and is provided for accommodation purposes only. Fidelity National Title Company assumes no liability hereunder unless a policy or policies of title insurance are issued by Fidelity National Title Company and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Fidelity National Title Company within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

EXHIBIT "B"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "B"

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

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LIMITATIONS OF LIABILITY

(continued)

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

**SPECIAL WARRANTY DEED
(Water Rights)**

THIS SPECIAL WARRANTY DEED is made as of this 15th day of July, 2019, between **HOLLY INVESTMENT CO.**, a Colorado corporation ("Grantor"), of Adams County, Colorado and **GRASSLANDS AT COMANCHE LLC**, a Colorado limited liability company ("Grantee"), whose mailing address is 412 W. Platte Ave., Ft. Morgan, CO 80701.


GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, sell, transfer, convey, warrant and assign unto Grantee and it's successors and assigns, all of Grantor's right, title, and interest in and to the following water rights and right to withdraw and use water (collectively "Water Rights") located in Adams County, Colorado:

(1) the Laramie-Fox Hills Aquifer pursuant to the Determination of Water Right No. 600-BD; (2) the Arapahoe Aquifer pursuant to the Determination of Water Right No. 601-BD; (3) the Replacement Plan for Determination of Water Right No. 601-BD; and (4) the well permit number 273671 issued May 21, 2007 drawing water from the alluvium of Kiowa Creek and its tributaries.

TO HAVE AND TO HOLD, the same together with any and all rights and appurtenances incident thereto, forever, and all the estate, right, title and interest of Grantor in the Water Rights and appurtenances. Grantor further represents that it has the authority to convey to Grantee all rights described herein. Grantor, for itself, its successors and assigns, covenants and agrees that it will warrant title and forever defend the Water Rights in the quiet and peaceable possession of Grantee, it's successors and assigns, against all and every person or persons claiming the whole of any part thereof, by, through, or under Grantor, or against adverse claims arising by, through or under the acts or omissions of Grantor. The singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date set forth above.

HOLLY INVESTMENT CO.

By: 
Loren L. Losh, President

[Acknowledgement on Following Page]

ACKNOWLEDGEMENT


STATE OF COLORADO)
)
COUNTY OF Weld) ss.

The foregoing Special Warranty Deed was acknowledged before me this 15th day of July, 2019, by Loren L. Losh, President, of Holly Investment Co., a Colorado Corporation.

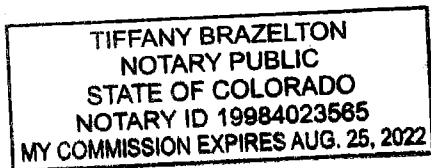
Witness my hand and official seal.

My commission expires on: _____

(seal)



Notary Public



STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

www.water.state.co.us



Bill Owens
Governor

Russell George
Executive Director

Hal D. Simpson, P.E.
State Engineer

December 15, 2004

Holly Investment Company
Attn: Loren Losh
P.O. Box 557
Strasburg, CO 80136

RE: Determination of Water Right

Dear Mr. Losh:

Enclosed is a copy of the Colorado Ground Water Commission's Findings and Order for Determination of Water Right No. 600-BD, for the allocation of ground water in the Laramie-Fox Hills aquifer. This Findings and Order are the Commission's approval of your application for determination of rights to ground water in the above stated aquifer. This document contains important information about your water right and should be reviewed and retained for your records.

As indicated in the Order, a copy of this determination must be recorded by the applicant in the public records of the county – in which the overlying land is located – so that a title examination of the overlying land claimed in the application, or any part thereof, shall reveal this determination. An additional copy of the Findings and Order is enclosed for this purpose.

If you have any questions, please contact this office.

Sincerely,

Sarah K. Reinsel, E.I.T.
Water Resources Engineer
Designated Basins Branch

enclosures: a/s

cc: North Kiowa-Bijou GWMD

Holly Investments
PO Box 557 Strasburg CO 80136

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**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO
ALLOW THE WITHDRAWAL OF GROUND WATER IN THE KIOWA-BIJOU DESIGNATED
GROUND WATER BASIN

APPLICANT: HOLLY INVESTMENT COMPANY

AQUIFER: LARAMIE-FOX HILLS

DETERMINATION NO.: 600-BD

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Holly Investment Company (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Laramie-Fox Hills Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on July 22, 2004.
2. The applicant requests a determination of right to designated ground water in the Laramie-Fox Hills Aquifer (hereinafter "aquifer") underlying 639.38 acres, generally described as Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, in Adams County. According to a signed statement dated July 21, 2004, the applicant owns the 639.38 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Kiowa-Bijou Designated Ground Water Basin and within the North Kiowa-Bijou Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.
5. The applicant intends to apply the allocated ground water to the following beneficial use: domestic. The applicant's proposed place of use of the allocated ground water is the above-described 639.38-acre land area.
6. The quantity of water in the aquifer underlying the 639.38 acres of land claimed by the applicant is 8,152 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 15 percent.

Holly Investment Company
Laramie-Fox Hills Aquifer
Determination No.: 600-BD

Page 2

- b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 85 feet.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
 8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 639.38 acres of overlying land claimed by the applicant is 81.5 acre-feet.
 9. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
 10. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 639.38 acres of land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.
 11. A review of the records in the Office of the State Engineer has disclosed the presence of 15 permits for small-capacity wells to appropriate ground water from the aquifer located on or in the vicinity of the applicant's claimed overlying land area. The applicant has requested that these 15 small-capacity well permits, Permit Nos. 248283 through 248297, be canceled upon issuance of this determination of water right. Except for the above described cancelled permits, review of the records in the Office of the State Engineer finds no other previous allocations or permitted withdrawals from the aquifer underlying the claimed land area.
 12. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
 13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.

Holly Investment Company
Laramie-Fox Hills Aquifer
Determination No.: 600-BD

Page 3

14. On September 9, 2004, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the North Kiowa-Bijou Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Eastern Colorado News on September 24 and October 1, 2004.
17. No objections to the determination of water right and proposed allocation of ground water were received within the time limit set by statute.
18. In order to prevent unreasonable impairment to the existing water rights of others within the Kiowa-Bijou Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Laramie-Fox Hills Aquifer underlying 639.38 acres of land, generally described as Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, is approved subject to the following conditions:

19. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 81.5 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
20. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.
21. No more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.
22. The use of ground water from this allocation shall be limited to the following use: domestic. The place of use shall be limited to the above-described 639.38-acre land area.

Holly Investment Company
Laramie-Fox Hills Aquifer
Determination No.: 600-BD

Page 4

23. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 639.38 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed, which indicates the determination number, the aquifer, a description of the above, described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
24. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above described 639.38-acre overlying land area.
 - b. The wells must be constructed to withdraw water from only the Laramie-Fox Hills Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit and, except for wells permitted under this determination, must be more than 600 feet from any existing large-capacity well completed in the same aquifer.
 - e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.
 - f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Lost Creek Ground Water Management District upon their request.
 - g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.
25. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county - in which the claimed overlying land is located - so that a title examination of the above described 639.38-acre overlying land area, or any part thereof, shall reveal the existence of this determination.

EXHIBIT A

Page 1 of 1

GWS 1
06/09/00

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES
1313 Sherman St. Room 821
Denver, CO 80203
(303) 866-3581 Fax (303) 866-3589

2004
JUL 2 2004
2004

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I (We) HOLLY INVESTMENT COMPANY
(Name(s))

claim and say that I (we) am (are) the owner(s) of the following described property consisting of
639.38 acres in the County of Adams,
State of Colorado:

(Insert the property legal description)

Section 33, Township 2 South, Range 62 West of the sixth principal meridian

and, that the ground water sought to be withdrawn from the Laramie-Fox Hills
aquifer underlying the above-described land has not been conveyed to reserved to another, nor has
consent been given to its withdrawal by another.

Further, I (we) claim and say that I (we) have read the statements made herein; know the contents
hereof; and that the same are true to my (our) knowledge.

HOLLY INVESTMENT COMPANY, President

Signature

Date

Signature

Date

.....
INSTRUCTIONS:

Please type or print neatly in black ink. This form may be reproduced by photocopy or word
processing means. See additional information on the reverse side.

Holly Investment Company
Laramie-Fox Hills Aquifer
Determination No.: 600-BD

Page 5

Dated this 15th day of December, 2004.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: 

Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: SKR

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR CHANGE OF WATER RIGHT TO CHANGE THE
ALLOWED BENEFICIAL USES OF GROUND WATER - FOR DETERMINATION OF WATER
RIGHT NO. 601-BD

APPLICANT: HOLLY INVESTMENT COMPANY

AQUIFER: ARAPAHOE

FINDINGS

In compliance with Section 37-90-111(1)(g), C.R.S., Holly Investment Company (hereinafter "applicant") submitted an application for a change of determination of water right to change the allowed beneficial uses of ground water under Determination of Water Right No. 601-BD. Based upon information provided by the applicant and the records of the Division of Water Resources, the Colorado Ground Water Commission (hereinafter "Commission") finds as follows:

1. Pursuant to Section 37-90-107(7), C.R.S., in a Commission Findings and Order dated December 15, 2004, the Commission approved a Determination of Water Right for Holly Investment Company, assigned Determination No. 601-BD. This determination of water right allows the withdrawal of ground water from the Arapahoe Aquifer (hereinafter "aquifer"), underlying 639.38 acres, generally described as Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian, in Adams County. This area is more completely described in Exhibit A of the above described Findings and Order. The replacement water requirement for withdrawal of ground water from the aquifer underlying the 639.38 acres of overlying land claimed by the applicant consists of two different requirements, which effectively divides the claimed land into two areas. These areas are designated and described as follows:

Area A – 213 acres, generally described as the westerly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

Area B – 426.38 acres, generally described as the easterly portion of the applicant's claimed overlying land area in Section 33, Township 2 South, Range 62 West of the 6th Principal Meridian.

These two areas are further described in Exhibit B of the above described Findings and Order.

2. In accordance with the above Order, the allowed average annual amount of ground water to be withdrawn from the aquifer shall not exceed 57.9 acre-feet for Area A and 112 acre-feet for Area B, to be used on the above described 639.38-acre land area for the following intended beneficial use: domestic.
3. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined, subject to adjustment by the Commission to conform to actual site-specific aquifer characteristics.

Holly Investment
P.O. Box 557 Strasburg, CO 80136

10 3
B 3
5 1

8 11

Applicant: Holly Investment Company
Aquifer: Arapahoe
Determination No.: 601-BD

Page 2

4. By an application for change of determination of water right received complete by the Commission on September 20, 2005, the applicant has requested to change the allowed beneficial uses in the subject determination of water right to the following: indoor domestic, typical residential outdoor uses, irrigation of lawns, gardens, and pasture, fire protection, recharge, replacement supply and augmentation, watering of domestic animals and horses, commercial, and school supply.
5. The above-described 639.38-acre land area is located within the boundaries of the Kiowa-Bijou Designated Ground Water Basin and within the North Kiowa-Bijou Ground Water Management District. The Colorado Ground Water Commission has jurisdiction.
6. In accordance with Section 37-90-112(1) and Section 37-90-111(1)(g), C.R.S., the requested change of determination of water right was published in the Eastern Colorado News newspaper on September 30 and October 7, 2005.
7. No objections to the proposed change were received within the time limit set by statute.
8. In accordance with Section 37-90-111(1)(g), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, the Colorado Ground Water Commission finds that the proposed change of determination of water right will not cause material injury to the existing rights of other appropriators within the Kiowa-Bijou Designated Ground Water Basin, subject to the conditions stated in the following Order.

ORDER

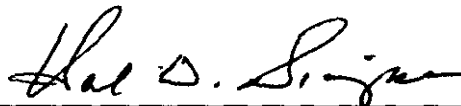
Now, therefore, the Colorado Ground Water Commission orders that the application for change of water right to change the allowed beneficial uses of ground water for Determination of Water Right No. 601-BD is approved, subject to the following conditions:

9. The use of ground water shall be limited to the following uses: indoor domestic, typical residential outdoor uses, irrigation of lawns, gardens, and pasture, fire protection, recharge, replacement supply and augmentation, watering of domestic animals and horses, commercial, and school supply.
10. The Commission's Findings and Order of December 15, 2004, for Determination of Water Right No. 601-BD, is hereby amended to incorporate the above change. All other terms and conditions in the Findings and Order for Determination of Water Right No. 601-BD shall remain in full force and effect.

Applicant: Holly Investment Company
Aquifer: Arapahoe
Determination No.: 601-BD

Page 3

Dated this 24th day of December, 2005.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: 

Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: SKR

obstruct drainage water flows to said facilities without written permission of the County and the Association, the Association is empowered to perform these activities and assess the costs of the activities to the Owner.

Section 3.14 - Temporary Structures. No structure of a temporary character, including, but not limited to, a tent, shack, garage, barn or trailer or any other outbuilding shall be occupied and used as a residence temporarily or permanently. Any building must be completed within one year following issuance of a building permit.

Section 3.15 - Water Supply (Wells). The following requirements and specifications shall be the minimum for all water wells drilled for residential use on any building site. Any well may be of a larger diameter and proportionately heavier pipe than required.

(a) A pitless adapter shall be installed in the pipe at a depth below the frost line.

(b) All requirements of the Colorado Division of Water Resources permit must be met.

(c) Water well meters to be installed by individual lot Owner. All lot owners shall be required to allow reading of the meter to record water use by the HOA's representatives.

(d) Well must be drilled by a State of Colorado licensed well driller.

(e) Outside irrigation shall be limited to a maximum of 2,300 square feet on all lots in filings 1, 2, 3, & 4 of The Grasslands at Comanche Subdivision, and 3,900 square feet on all lots in filing 5 of The Grasslands at Comanche Subdivision as well as all lots of Bijou Preserve Subdivision. For each 2 large animals (horses, llamas, or other livestock etc.) kept on a lot, the maximum amount of irrigated area shall be reduced by 500 square feet on that Lot.

Section 3.16 - No Hazardous Activities. No activity shall be conducted on any portion of the Properties which is or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any portion of the Properties and no open fires shall be lighted or permitted on any portion of the Properties except in a contained barbecue unit while attended and in use for cooking purposes or within a fireplace designed to prevent the dispersal of burning embers. All Common Element areas are also subject to these restrictions.

Section 3.17 - No Hunting Permitted. No hunting is permitted on any Lot or in any of the Common Elements.

Section 3.18 - No Off-Road Vehicles. No off-road motorized vehicles, either licensed or unlicensed, are permitted in the Common Elements.

Section 3.19 - Horses. Horses are permitted to be maintained upon a Lot upon

shall not be allocated a vote in the Association and shall not be required to pay Assessments. In the event the Strasburg Fire Protection Lot is conveyed to a third party purchaser for the development of a Dwelling the Strasburg Fire Protection Lot shall be allocated a vote and shall be required to pay assessments.

UTILITY LOT shall mean Lot 1, Block 6, Filing 2 on which a natural gas or propane delivery system has been or will be constructed for the purpose of providing natural gas/propane to the community. The Utility Lot shall be subject to all covenants and restrictions contained herein but shall not be allocated a vote in the Association and shall not be required to pay Assessments. In the event the Utility Lot is conveyed to a third party purchaser for the development of a Dwelling the Utility Lot shall be allocated a vote and shall be required to pay assessments.

ARTICLE II - DEVELOPMENT OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE

Section 2.01 - Subdivision and Development by Declarant. It is contemplated that the Properties will be developed pursuant to the subdivision plan, as it may from time to time be amended or modified, in which the development of, and restrictions upon, each portion thereof benefit each other portion and the whole thereof. It is also contemplated that any and all property described on Exhibit "B" recorded with a "Notice of Applicability" of this Declaration, shall also be developed pursuant to a subdivision plan by the Declarant, or by written consent of the Declarant to another property owner.

Section 2.02 - On -Site Wastewater Systems (OWS). Lot owners are required to install the OWS on their lot in accordance with a permit issued from Tri-County Health, and shall provide inspection and maintenance access to all OWS facilities on their Lot to representatives of Tri-County Health and the Association. The Association shall be responsible for annual inspection of each Lot's OWS, and normal pumping (once every four years) of the septic tank as needed. Owners shall be responsible for inspection of the OWS between each annual inspection (if needed), all maintenance activities, except normal pumping of the septic tank, and all repair and replacement activities of the OWS. Lot owners shall not modify, alter, or repair the OWS on their Lot without written permission of the Tri-County Health Association.

The septic tank, mechanical components (pumps, etc.) for engineered systems (if applicable), effluent filter, high water alarm, observation pipes in the absorption area, and any other visible appurtenances shall be inspected every year by the Association's representative to determine the need to pump the septic tank and the need for repair and/or replacement of the OWS's components. The meter on the Owner's well shall also be read and recorded to determine the amount of annual water consumption. Depending upon use, some OWS tanks may require pumping more frequently than every four years, and some less frequently. Regular inspections of sludge and scum layers can determine that most appropriate pumping interval.

Other components of the OWS may also require maintenance, repair, and/or replacement. By December 31st of each year, the Association shall submit a report to

Tri-County Health Department for each occupied home. A copy of the report shall be available to all owners upon request. At a minimum, the report shall contain the following:

1. Addresses of homes in the subdivision(s) that have received a Certificate of Occupancy during the calendar year or the previous calendar year, and the date of issuance of the Certificate of Occupancy.
2. The current year's inspection report for each OWS.
3. A notation either that no problems were found at the time the system was inspected or pumped, or a description of the problems identified when the system was inspected or pumped, actions taken to correct the problem, and the outcome.
4. The annual water use, as determined from the well meter. If applicable, this information may also be supplied to other regulatory agencies (State Engineer, etc.).
5. The name, address, phone/fax numbers and e-mail addresses of the Association, and the Association's representative (if applicable).

The Association shall cause to be performed inspections and reporting activities of the OWS's, which may include the normal pumping (once every four years) of septic tanks, and if need be, replacement and/or cleaning of the effluent filter. The costs for these activities shall be borne as part of the Common Expense. Other maintenance, any non-routine pumping, repair, and/or replacement activities for each lot's OWS shall be responsibility of the Owner. The Association shall transmit a copy of the report to all occupied Lot Owners, where additional maintenance, any pumping, repair, and replacement of an OWS's components are required, along with a time schedule for completion of the requirements. The Report may also require changes in the excessive use and/or abusive practices of the OWS that is requiring more than normal pumping of the septic tank. In the event an occupied Lot Owner fails to perform the required activities, including termination of excessive use and/or abusive practices of their OWS, within the time period specified, the Association is empowered to perform these activities, including non-normal pumping of the septic tank and/or cleaning/replacement of the effluent filter, and to assess the costs of these activities to the occupied Lot Owner.

Section 2.03 - External Fencing and Common Signage. The external fencing and common entrance signage shall be installed by the Declarant. After installation, the external fencing and common signage shall be a Common Element and shall be maintained by the Association. The costs of maintenance, repair, and/or replacement activities of the external fencing and common signage shall be a Common Expense except for damages to the external fencing and/or common signage by an Owner, their guests or invitees. In this event, the Association is empowered to perform repair and/or replacement activities on the damaged external fencing and/or common signage, and to



Brooks Kaufman
Lands and Rights of Way Director

August 5, 2021

Western Engineering Consultants
c/o Leticia Maldonado
127 South Denver Avenue –
Ft. Lupton, CO 80621

Re: Grasslands at Comanche – Filing 5 and Filing 6

Lots 1 thru 14; Block 8 Filing 5
Lots 1 thru 5; Block 9 Filing 5
Lots 1 thru 4; Block 1 Filing 6
Lots 2 thru 4; Block 2 Filing 6
Lot 6; Block 6 Filing 6
Lot 6; Block 3 Filing 6

Dear Mrs. Maldonado;

We are an electric utility operating under the rules and regulations approved by our Board of Directors. The above-referenced parcel of land in Section 33, Township 2 South, and Range 62 West of the 6th P.M., County of Adams, State of Colorado, and containing 28 residential lots is located within our service area.

We are willing to extend our facilities to the proposed project in accordance with our extension policies. When you submit an application for service, the designer assigned will be able to answer any questions concerning the location of electric facilities and associated cost in relation to the project.

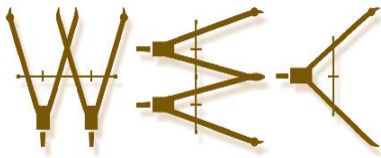
If you have any further questions, please feel free to contact me.

Sincerely,

Brooks Kaufman
Lands and Rights-of-Way Director

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

EXHIBIT A LEGAL DESCRIPTION

**According to Fidelity National Title Insurance Company
TITLE REPORT Dated August 25, 2022, at 12:00 A.M.**

Parcel One: (Grasslands at Comanche - Fifth Filing)

That part of the South one-half of Section 33, Township 2 South, Range 62 West of the 6th P.M., County of Adams, State of Colorado, described as:

Commencing at the South one-quarter corner of Section 33;

thence N 00 ° 17'49" W a distance of 30.00 feet to a point on a line 30.00 feet North of the South line of the Southwest one-quarter of said Section 33 and to the Point of Beginning;

thence N 00 ° 13'24" E a distance of 2016.07 feet;

thence S 89 ° 53'02" W a distance of 229.49 feet;

thence S 35 ° 30'00" W a distance of 335.00 feet;

thence S 89 ° 53'02" W a distance of 275.00 feet;

thence N 57 ° 00'00" W a distance of 232.00 feet;

thence N 00 ° 06'58" W a distance of 170.00 feet;

thence N 50 ° 20'00" W a distance of 340.00 feet;

thence S 89 ° 43'02" W a distance of 910.00 feet;

thence S 18 ° 00'00" W a distance of 532.00 feet;

thence S 57 ° 00'00" E a distance of 366.00 feet to the Northeast corner of Parcel B as described in Reception No. 2014000077889, Adams County records;

thence N 89 ° 40'00" W along the North line of said Parcel B, a distance of 688.66 feet to the East right-of-way line of Piggott Road and the Northwest corner of said Parcel B;

thence S 00 ° 02'00" W along said East right-of-way line, a distance of 1557.87 feet to the North right-of-way line of East 72nd Avenue and the Southwest corner of Parcel A as described in Reception No. 2014000077889, Adams County Records;

thence N 89 ° 53'02" E along said North right-of-way line, a distance of 2612.97 feet to the Point of Beginning.



Statement Of Taxes Due

Account Number R0190718

Assessed To

Parcel 0173133300010

GRASSLANDS AT COMANCHE LLC
412 W PLATTE AVE
FORT MORGAN, CO 80701-2650

Legal Description

SECT.TWN,RNG:33-2-62 DESC: PARCEL E THAT PART OF THE S2 OF SEC 33 DESC AS COMMENCING AT THE S4 COR OF SEC 33 TH N 00D 17M 49S W 30 FT TO A PT ON A LN 30 FT N OF THE S LN OF THE SW4 OF SD SEC 33 AND TO THE POB TH N 00D 13M 24S E 2016/07 FT TH S 89D 53M 02S W 229/49 FT TH S 35D 30M 00S W 335 FT TH S ... Additional Legal on File

Situs Address

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$267.30	\$0.00	\$0.00	(\$267.30)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/15/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 402 - 402

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$11.06	AG DRY FARMING LAND	\$11,590	\$3,060
FIRE DISTRICT 8 - STRASBURG	12.6140000	\$38.60			
GENERAL	22.8430000	\$69.90	Total	\$11,590	\$3,060
NORTH KIOWA BIJOU GROUND WA	0.0230000	\$0.07			
RETIREMENT	0.3140000	\$0.96			
ROAD/BRIDGE	1.3000000	\$3.98			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.79			
SD 31 BOND (Strasburg)	14.5360000	\$44.48			
SD 31 GENERAL (Strasburg)	29.6000000	\$90.57			
SOCIAL SERVICES	2.2530000	\$6.89			
Taxes Billed 2022	87.3550000	\$267.30			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, DAVE REBOL
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: Section 33, Strasburg, CO

Legal Description: See attached sheet

Parcel #(s): 0173133400009 and 0173133300010

(PLEASE CHECK ONE):

X On the 11th day of August, 2021, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

OR

 I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 8/11/2021

Applicant: Dave Rebol

By: Dave Rebol

Print Name: Dave Rebol

Address: 412 W Platte Avenue, Fort Morgan CO

Fort Morgan, CO 80701-2650

STATE OF COLORADO)

MORGAN)

COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 12th day of August, 2021, by
Dave Rebol

Witness my hand and official seal.

My Commission expires: Feb. 1, 2024

Kathryn J. Highberger
Notary Public

KATHRYN J HIGHBERGER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19964001856
MY COMMISSION EXPIRES FEB 1, 2024

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, DAVE REBOL

_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: Section 33, Strasburg CO

Legal Description: See attached sheet

Parcel #(s): 0173133400009 and 0173133300010

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

x _____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 8-11-21

Applicant:

Dave Rebol

After Recording Return To:

By:
Print Name:
Address:

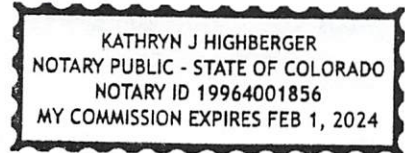
Dave Rebol
Dave Rebol
412 W Platte Avenue
Fort Morgan, CO 80701-2650

STATE OF COLORADO)
 MORGAN)
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 12th day of August, 2021, by
Dave Rebol.

Witness my hand and official seal.

My Commission expires: Feb. 1, 2024 Kathryn J. Highberger
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, DAVE REBOL (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: See attached sheet

Parcel # (s): 0173133400009 and 0173133300010

With respect to qualifying surface developments:

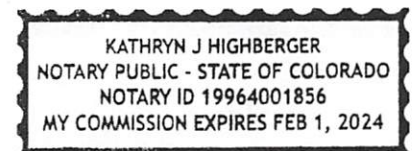
Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "Approx. 17 acres" area as recorded in Reception # 2021000005800 on 1/20/2021.

Date: 8/11/2021 Applicant: *Dave Rebol*
By: Dave Rebol
Address: 412 W Platte Avenue, Fort Morgan, CO 80701-2650

STATE OF COLORADO)
 MORGAN)
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 12th day of August, 2021, by
Dave Rebol

Witness my hand and official seal.



My Commission expires: Feb. 1, 2024 *Kathryn J. Highberger*
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Grasslands at Comanche LLC Property)

Subject Property:

Township 2 South, Range 62 West, 6th P.M., Adams County, CO
Section 33: Those tracts of land being more particularly described on Exhibit A,
being a part of S½

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Adams County Assessor and Clerk Recorder as of August 5, 2021 at 7:45 a.m.:

Mineral Owners:

Anadarko E&P Company LP
c/o Anadarko Petroleum Corporation
Attn: Manager Land- Western Division
P.O. Box 9149
The Woodlands, TX 77387-9147

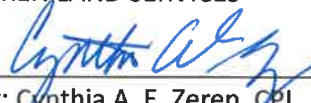
Anadarko Land Corporation
c/o Anadarko Petroleum Corporation
Attn: Manager Property & Rights-of-Way
P.O. Box 9149
The Woodlands, TX 77387-9147

Mineral Leasehold Owners:

None (entitled to notice)

Dated this 10th day of August, 2020.

ZEREN LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **Western Engineering Consultants Inc. LLC** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Weld County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Weld County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through August 5, 2021 at 7:45 A.M.

The Adams County Clerk and Recorder has revised and modified their method of indexing the Requests for Notification of Surface Development which does not conform to the applicable statutory guidelines. Although we make every reasonable effort to locate the applicable Requests, our search is, therefore, further restricted by the current practices of the Office of the Clerk and Recorder.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services**, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

Date: August 10, 2021

ZEREN LAND SERVICES

By: 
Cynthia A. E. Zeren, as President

EXHIBIT A

Parcel 1

Township 2 South, Range 62 West of the 6th P.M.

Section 33: All of Section 33, EXCEPT that part thereof described as follows:

That part of the SE¼ of said section 33, described as: Beginning at the East-One quarter of said Section 33;

Thence South along the East line of said SE¼ a distance of 55.60 feet to the True Point of Beginning;

Thence continuing South along said East line a distance of 150.00 feet to a point;

Thence West on a deflection angle to the right of 90°00'00" a distance of 180.00 feet;

Thence North on a deflection angle to right of 90°00'00" a distance of 150.00 feet;

Thence East on a deflection angle to the right of 90°00'00" a distance of 280.00 feet to the True Point of Beginning;

AND EXCEPT any portion thereof lying within county roads;

EXCEPT that part described in recorded Plat of Grasslands at Comanche - Second Filing recorded January 22, 2008 at Reception No. 2008000005063;

EXCEPT that part described in recorded Plat of Grasslands at Comanche - First Filing recorded September 14, 2017 at Reception No.2017000080372;

AND EXCEPT that part conveyed in Deed recorded November 5, 2014 at Reception No.2014000077889 described as follows:

School Site:

That part of the SW¼ of said Section 33, described as follows:

Commencing at the Southwest corner of said Section 33;

Thence North 00° 20'00" E along the West line of the Southwest¼ of Section 33, a distance of 30.00 feet;

Thence North 89°53'02" East parallel with the south line of the SW¼ of Section 33, a distance of 30.00 feet to the Point of Beginning;

thence North 00°20'00" East parallel with the West line of the SW¼ of Section 33, a distance of 885.08 feet;

thence South 89°40'00" East distance of 869.00 feet;

thence South 00°06'58" East, a distance of 878.24 feet, being 30.00 feet North of, as measured at right angles from the South line of the SW¼ of said Section 33;

thence South 89°53'02" West parallel with said South line, a distance of 875.92 feet to the Point of Beginning;

Additional School Site:

That part of the SW¼ of Section 33, described as follows:

Commencing at the Southwest corner of said Section 33;
thence North 89°53'02" East on an assumed bearing along the South line of said SW¼, a distance of 30.00 feet;
thence North 00°20'00" East parallel with the West line of said SW¼ of said Section 33, a distance of 915.08 feet to the Point of Beginning;
thence continuing North 00°20'00" East parallel with said West line a distance of 672.79 feet;
thence South 89°40'00" East, a distance of 688.66 feet;
thence South 57°00'00" East, a distance of 209.01 feet;
thence South 00°06'58" East, a distance of 560.00 feet;
thence North 89°40'00" West, a distance of 869.00 feet to the Point of Beginning;

EXCEPT the West 10.00 feet thereof for future road right-of-way.

Parcel 2

Township 2 South, Range 62 West of the 6th P.M.

Section 33: Tract C, Grasslands at Comanche Second Filing, according to that certain plat or map thereof, recorded January 22, 2008 under Reception No. 2008000005063, being a part of the E½

Parcel 3

Township 2 South, Range 62 West of the 6th P.M.

Section 33: Lots 5 through 11, Block 1,
Lot 5 and 7, Block 2,
Lots 1 through 5, Block 3,
Lots 1 through 3, Block 4,
Lot 7, Block 5,
Grasslands at Comanche First Filing, according to that certain plat or map thereof, recorded September 14, 2017 under Reception No. 2017000080372, being a part of the SE¼