

# LEFOR SUBDIVISION

CASE NUMBER:  
PLT2021-00012

BEING A PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

**DEDICATION AND OWNERSHIP STATEMENT:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND AS DESCRIBED IN VESTING DEED AS RECORDED AT RECEIPTION NO.2017000075854, BEING SITUATED IN THAT PART OF THE SE 1/4 OF SECTION 30, T1S, R64W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 30; THENCE RUNNING SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 1305 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH AND PARALLEL TO SAID EAST LINE OF SAID SECTION 30, 1335 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE RUNNING WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 30, 2136.5 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE RUNNING NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 30 , 1335 FEET TO A POINT; THENCE RUNNING EAST AND PARALLEL TO THE DIVIDING LINE BETWEEN THE NORTH 1/2 AND THE SOUTH 1/2 OF SAID SECTION 30, A DISTANCE OF 2136.5 FEET TO A POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LEFOR SUBDIVISION, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

**OWNER:**

\_\_\_\_\_  
SIGNATURE – CHRISTOPHER LEFOR

\_\_\_\_\_  
SIGNATURE – DENISE LEFOR

**NOTORIAL:**

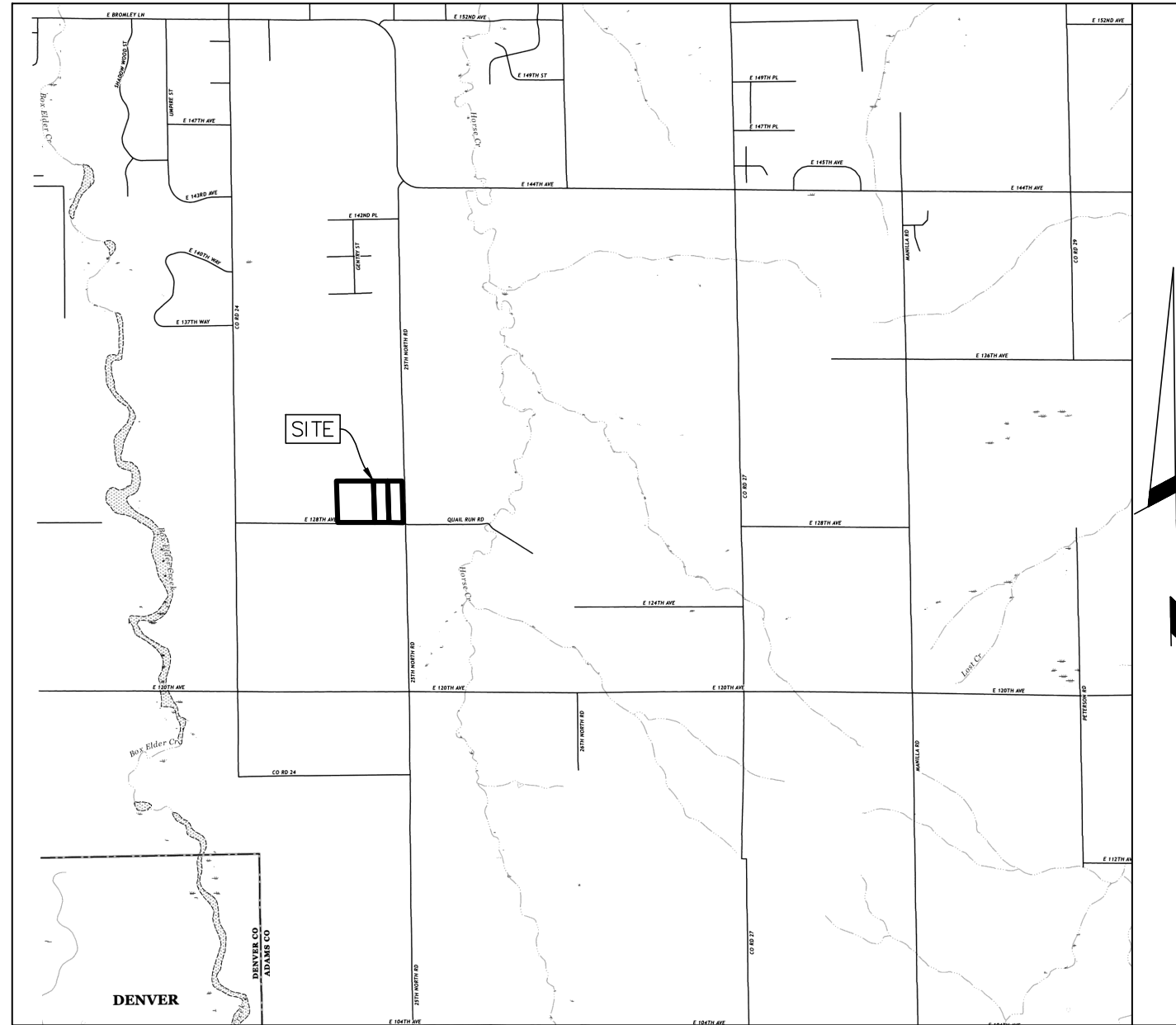
STATE OF COLORADO    )  
                                  )SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, BY CHRISTOPHER LEFOR AND DENISE LEFOR AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES : \_\_\_\_\_



**VICINITY MAP**  
SCALE 1"=5000'

**NOTES:**

1. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T1S, R64W OF THE 6TH P.M. BETWEEN MONUMENTS AS SHOWN HEREON IS S1°35'26"E WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
4. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
5. SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.
7. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF. (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
8. THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE DEED AT RECEIPTION NO.2017000075845, RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_.

DAVID L. SWANSON  
PROFESSIONAL LS. NO.36070

**PLANNING COMMISSION APPROVAL:**

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

\_\_\_\_\_  
CHAIR

**BOARD OF COUNTY COMMISSIONERS:**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

\_\_\_\_\_  
CHAIR

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT \_\_\_\_ O' CLOCK \_\_\_\_ .M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
CLERK AND RECORDER

\_\_\_\_\_  
DEPUTY

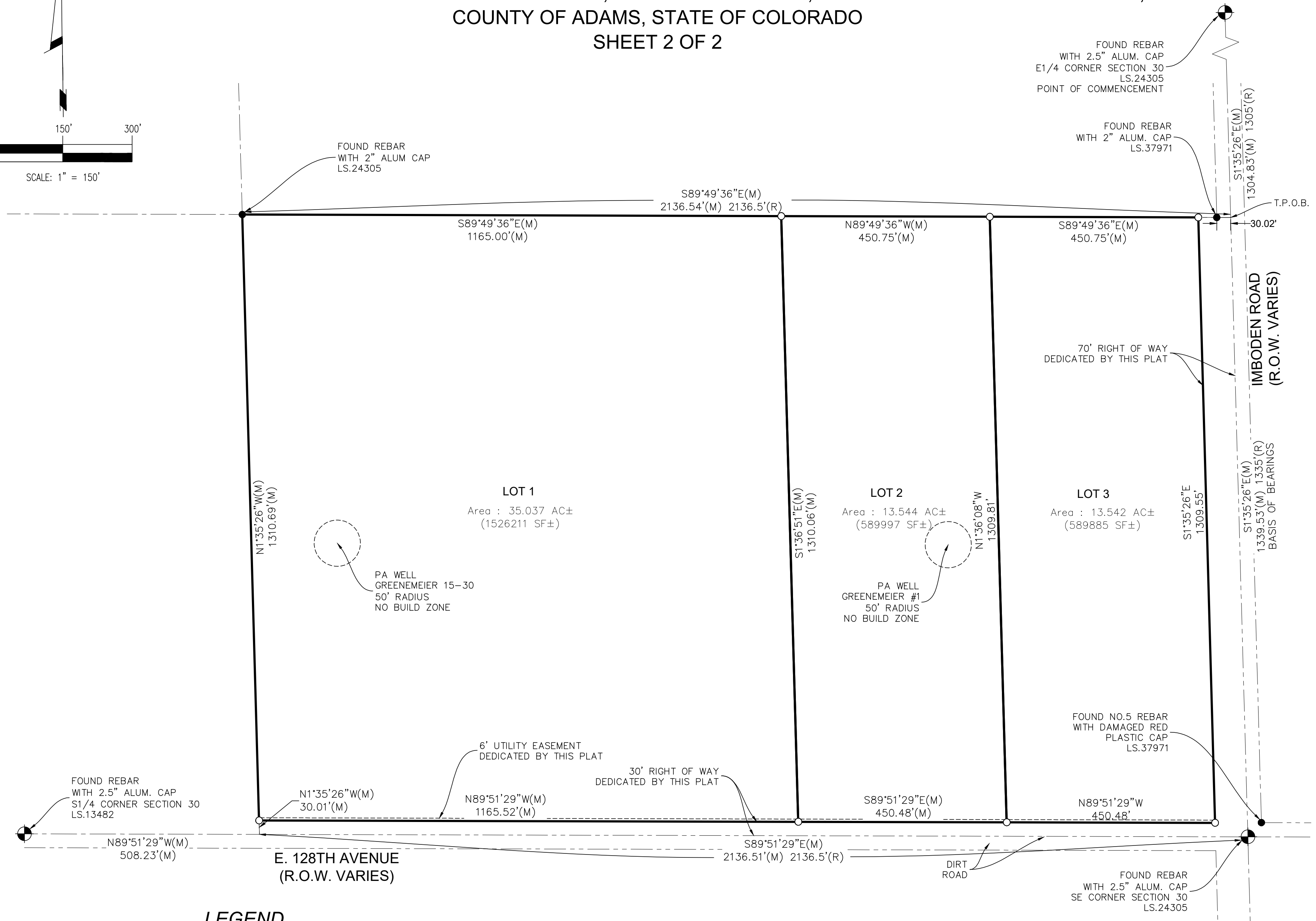
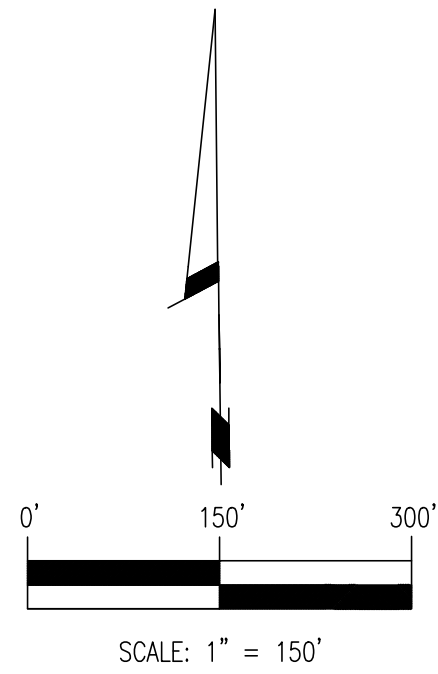
INSTRUMENT NO.: \_\_\_\_\_

		 <b>ChavezDSS, llc</b> Development and Support Solutions	JOB NUMBER
			20012302
1	6/28/2021		DRAWN BY:
0	4/12/2020		F. CHAVEZ
NO.	DATE		
REVISION			
		992 S. 4TH ST. STE 100/266, BRIGHTON , CO 80601 - 303.589.4419	

# LEFOR SUBDIVISION

BEING A PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 2

CASE NUMBER:  
 PLT2021-00012



## LEGEND

	= SET NO.5x18" REBAR W/PLASTIC CAP LS# 36070
	= FOUND MONUMENT AS NOTED
	= FOUND PLSS MONUMENT AS NOTED
	= RECORD INFORMATION
	= MEASURED
	= PROPERTY LINE
	= LOT LINE
	= PROPOSED LOT LINE
	= PLSS SECTION LINE

			JOB NUMBER
			20012302
1	6/28/2021	Development and Support Solutions 992 S. 4TH ST. STE 100/266, BRIGHTON, CO 80601 - 303.589.4419	DRAWN BY:
0	4/12/2020		F. CHAVEZ
NO.	DATE		
REVISION			

# HAYES POZNANOVIC KORVER LLC

ATTORNEYS AT LAW

1999 BROADWAY, SUITE 3200  
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

August 31, 2021

Adams County Development Services  
4430 South Adams County Parkway  
Brighton, CO 80601

Re: Lefor Minor Development

To Whom It May concern:

The following provides an overview of the proposed water supplies that will serve four (3) residential lots on a total of approximately 62.12 acres, generally located in the SE1/4 SE1/4 of Section 30, Township 1 South, Range 64 West of the 6th P. M., in Adams County ("Subject Property"). This letter is based on estimated amounts of groundwater using the Bedrock Aquifer Evaluation Determination Tool from the Colorado Division of Water Resources. An application for quantification of groundwater rights and approval of a plan for augmentation has been applied for in Case No. 21CW3157, District Court, Water Division 1. This letter provides no opinion on the actual physical supply of groundwater available. The lots will each be served by individual wells.

## Estimated Annual Amounts

The following amounts are estimated to be available for domestic, commercial, irrigation, stockwatering, fire protection, and augmentation purposes, including storage, both on and off the Subject Property. The groundwater in the Lower Arapahoe, Upper Arapahoe, and Laramie-Fox Hills aquifers is nontributary ("NT") as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(1)(b), and the groundwater in the Denver Aquifer is not-nontributary ("NNT") as described in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5). The amounts are based on an estimated annual withdrawal over a 100-year pumping period.

Aquifer	Annual Amount (acre-feet)
Denver (NNT)	9.0
Upper Arapahoe (NT)	12.6
Lower Arapahoe (NT)	10.5
Laramie-Fox Hills (NT)	14.4

### Estimated Water Demand

Each of the three (3) lots will be served by an individual well into the NNT Denver Aquifer.

The proposed 35.037-acre lot will be served by an exempt well pursuant to C.R.S. 37-92-602(3)(b)(II)(A) as the only well on a lot of 35-acres or more.

Each of the two smaller approximately 13-acre lots (“2 Lots”) will withdraw 0.65 acre-feet per year for 200-years, pursuant to a plan for augmentation applied for in Case No. 21CW3157, for the following uses:

1. In-House Demand: 0.3 acre-feet per year.
2. Irrigation Demand: 0.3 acre-feet per year for 6,000 sq-ft of home lawn and garden.
3. Domestic Animals: 0.05 acre-feet for up to 4 domestic animals.

The total demand for the 2 Lots will be 1.3 acre-feet per year and 260 acre-feet total. The maximum depletions from well pumping is 0.36 af/yr in the 230th year. Return flows from the 2 Lots are estimated to be 0.18 af/yr per home, and 0.36 af/yr total, which is sufficient to replace all depletions. The pending augmentation plan will be approved by the Water Court prior to construction of any wells.

### Water Supply Sufficiency

The amount of groundwater in the NNT Denver Aquifer underlying the Subject Property is sufficient to provide domestic, commercial, irrigation, stockwatering, fire protection, and augmentation purposes, including storage, uses for three lots.

If you have any questions or comments, please feel free to call.

Sincerely,

HAYES POZNANOVIC KORVER, LLC

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Eric K. Trout