

RECORDED EXEMPTION NO. 0803-05-03 RECX15-0141

LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 (SHEET 1 OF 2)

County Notes:

- All proposed or existing structures will or do meet the minimum setback and offset requirements for the zone district in which the property is located. Pursuant to the definition of setback in the Weld County Code, the required setback is measured from the future right-of-way line.
- No building of structure as defined and limited to those occupancies listed as Groups A, B, E, F, H, I, M and R in Section 302.1 of the 2006 International Building Code, shall be constructed within a 200-foot radius of any tank battery or within a 150-foot radius of any wellhead. Any construction within a 200-foot radius of any tank battery or 150-foot radius of any wellhead shall require a variance from the terms of the Section 23-3-10 of the Weld County Code.
- Any future structures or uses on site must obtain the appropriate zoning and building permits.
- Lot A is not eligible for a future land exemption in accordance with Section 24-8-20.C.1 of the Weld County Code.
- The largest lot of any recorded exemption may not be less than thirty-five (35) acres net unless approved by the Weld County Board of Commissioners in accordance with Section 24-8-40.P. of the Weld County Code.
- Prior to the release of building permits, the applicant shall submit a recorded deed describing the Lot upon which the building permit is requested with the building permit applications. The legal description on such deed shall include the Recorded Exemption number.
- Prior to the release of building permits, the applicant shall submit evidence to the Department of Planning Services that Lot B has an adequate water supply of sufficient quality, quantity and dependability.
- Potential purchasers should be aware that Lot B may not be eligible for a domestic well permit which allows for outside irrigation and/or the watering of stock animals. The State Division of Water Resources issues all well permits.
- Potential purchasers should be aware that groundwater may not meet all drinking water standards as defined by the Colorado Department of Public Health and Environment. The Weld County Department of Public Health and Environment strongly encourages well users to test their drinking water prior to consumption and periodically thereafter.
- Potential purchasers should be aware that approval of this Recorded Exemption does not guarantee that well permits will be issued for the lots. Any lot may be deemed non-buildable if the lot owner is unable to obtain a well permit. The State Division of Water Resources issues all well permits.
- Should noxious weeds exist on the property or become established as a result of the proposed development the applicant/landowner shall be responsible for controlling the noxious weeds, pursuant to Chapter 15, Articles I and II of the Weld County Code.
- The historical flow patterns and runoff amounts will be maintained on the site.
- Building permits shall be obtained prior to the construction of any building. Buildings that meet the definition of an Ag Exempt Building per the requirements of Section 29-1-20 and Section 29-3-20.b.13 of the Weld County Code do not need building permits, however, a Certificate of Compliance must be filed with the Planning Department and an electrical and/or plumbing permit is required for any electrical service to the building or water for watering or washing livestock or poultry.
- Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County-Wide Road Impact Fee Program.
- Building Permits issued on the proposed lots, will be required to adhere to the fee structure of the County Facility Fee and Drainage Impact Fee Programs.
- RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT:** Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

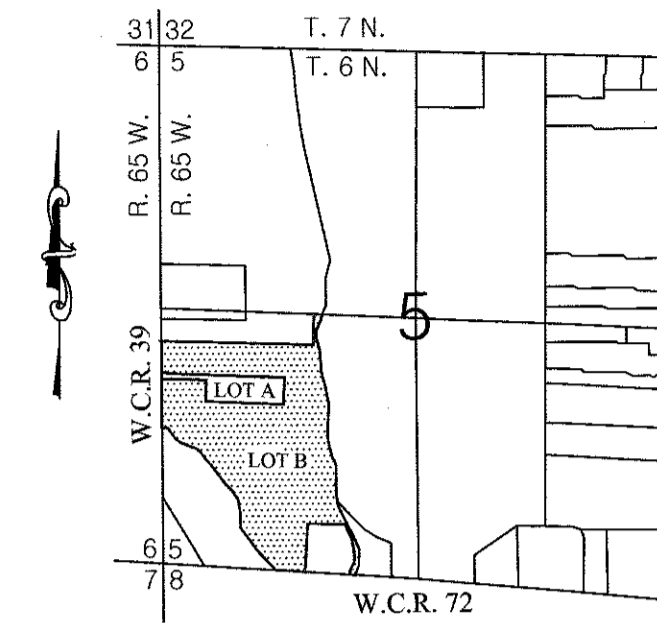
16) WELD COUNTY'S RIGHT TO FARM: Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of over four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand bars, puncture vines, territorial farm dogs, and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.



VICINITY MAP
 1" = 2000'

LOT AREAS (GROSS)	
LOT A	= 5.84± ACRES
LOT B	= 64.006± ACRES
TOTAL	= 69.849± ACRES

PROPERTY DESCRIPTION:

Lots B of Recorded Exemption No. 0803-5-3 RE-3788, recorded August 16, 2004 as reception No. 3209470, in the office of the Weld county Clerk and Recorder, County of Weld State of Colorado, The above-described parcel of land contains 69.849 Acres, more or less.

SURVEYOR NOTES:

- All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorders Office of Weld County, State of Colorado unless stated otherwise.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon (13-80-105 C.R.S.). Alles Taylor & Duke, LLC and/or Joseph K. Alles will not be liable for more than the cost of this survey and then only to the Client specifically shown hereon or in our file by signed authorization. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.
- BASIS OF BEARINGS:** The Bearing of North 00°14'11" West between the Southwest (SW) Corner of of Section 5 (monumented with a #6 rebar with a 3-1/4" aluminum cap LS 7242 in a range box) and the West One-Quarter (W. 1/4) of Section 5 (monumented with a #6 rebar with a 3-1/4" aluminum cap LS 7242 in a range box) is assumed.

EASEMENT & R.O.W. NOTES:

THE RECORDED EASEMENTS AND RIGHTS OF WAY INFORMATION SHOWN HEREON ARE AS LISTED IN THE WELD COUNTY ROADVIEWERS REPORTS AND TITLE COMMITMENT PREPARED BY UNIFIED TITLE COMPANY OF NORTHERN COLORADO DATED 06 OCTOBER, 2015; FILE No. 970BUTG. NO OTHER EASEMENT RESEARCH WAS PROVIDED AND NO EASEMENT RESEARCH WAS PERFORMED BY ME IN THE COURSE OF THIS SURVEY. NOTE: SOME UTILITIES MAY NOT BE PLACED WITHIN THE SHOWN RECORDED EASEMENTS, UTILITY LOCATES ARE RECOMMENDED TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITIES.

EASEMENT NOTES (REFER TO SCHEDULE B, PART II OF SAID TITLE COMMITMENT)

- Easement and right(s) of way, including its terms and conditions, whether in fee or easement only, as described in Deed recorded November 5, 1889 at Reception No. 34513. (Exception #9)
 Notation: the document does not contain sufficient information to determine location, therefore is not shown.
- Easement and right(s) of way, including its terms and conditions, whether in fee or easement only, as granted in instrument recorded October 7, 1995 as Reception No. 2461391. (Exception #13)
 Notation: the parcels described in the document do not lie within the boundary of the subject parcel, therefore are not shown.
- Easement and right(s) of way including its terms and conditions, whether in fee or easement only, as reserved in instrument recorded November 25, 1998 at Reception No. 2619689. (Exception #14)
 Notation: the parcel described in the document does not lie within the boundary of the subject parcel, therefore was not shown.
- Easement and right(s) of way including its terms and conditions, whether in fee or easement only, as reserved in instrument recorded June 15, 1998 at Reception No. 261669. (Exception #15)
 Notation: the described parcels in this document and the documents referenced within are not within the subject, therefore are not shown.
- All items as setforth on the Land Survey Plat recorded February 21, 1996 at Reception No. 2477084. (Exception #16)
 Notation: the parcel described in the document does not lie within the boundary of the subject parcel, therefore was not shown.
- Rights of others to that portion of the land lying within the Gale Lateral ditch together with such adjoining land as may be used or useful in connection with the use or maintenance of that ditch as recorded April 5, 1917 at Reception No. 249561. (Exception #20)
 Notation: the document does not contain sufficient information to determine location, therefore is not shown.
- Rights of others to that portion of the land lying within the McClellan ditch together with such adjoining land as may be used or useful in connection with the use or maintenance of that ditch as recorded September 10, 1887 at Reception No. 26106. (Exception #21)
 Notation: the document does not contain sufficient information to determine location, therefore is not shown.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Valve Site Agreement, recorded May 28, 2014 at Reception No. 4019061. (Exception #25)
 Notation: the document does not contain sufficient information to determine location, therefore is not shown

PROPERTY OWNERS' CERTIFICATE

We, Don L. Willms and Jo Ann Willms, being sole owner/s in fee of the above-described parcel(s) of land do hereby subdivide the same as shown on the attached map. I understand that this parcel(s) is located within the "A" (Agricultural) zone district and is also intended to provide areas for the conduct of other uses, and uses by special review.

Don L. Willms Jo Ann Willms
 Don L. Willms and Jo Ann Willms

State of Colorado)
 County of Weld)

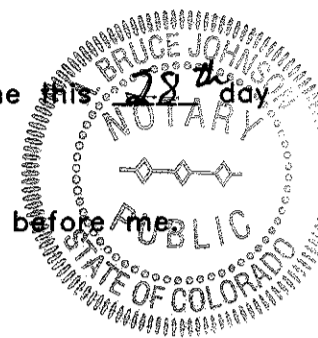
The foregoing certificate was acknowledged before me this 28th day of December A.D., 2015

By: Don L. Willms and Jo Ann Willms were presently before me

My Commission Expires: August 24, 2019

Notary Public: *Archie Johnson*

Witness my Hand and Seal:



CERTIFICATE OF APPROVAL:

By the Department of Planning Services - Administrative Review:
 This plat is accepted and approved by the Department of Planning Services for filing.

Archie Johnson
 Director Department of Planning Services

State of Colorado)
 County of Weld)

The foregoing certification was acknowledged before me this 30th day of December 2015.

My commission expires: 1/5/2016

Witness my hand and seal

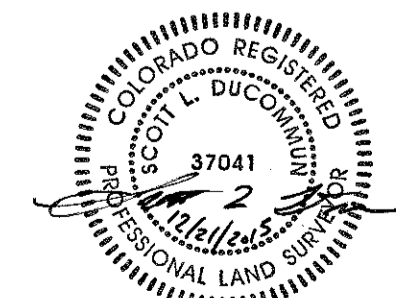
Christina Ranslem
 Notary Public



SURVEYOR'S STATEMENT

I, Scott L. Ducommun, a registered professional land surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my personal supervision, and that this plat is an accurate representation thereof. I further certify that the survey and this plat comply with all applicable rules, regulations and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.

Scott L. Ducommun
 Scott L. Ducommun, L.S. 37041
 For and on behalf of Alles Taylor & Duke, LLC
 Job No. 2015-166
 21 DEC, 2015



ALLES TAYLOR & DUKE, LLC
 3610 35th Ave, Unit 6
 Evans, Colorado, 80620
 (970) 330-0308

ENGINEERING & LAND SURVEYING SERVICES

DESIGNED BY: _____
 DRAWN BY: ZW
 CHECKED BY: SD
 DATE: _____
 PROJECT NO.: _____
 DEC., 2015. 2015-166

REVISIONS	DATE	DESCRIPTION	APPROVED BY
1	12/3	Client revisions	SD
2	12/21	2nd County Review.	SD
3	12/21	Final Mylar.	SD

RECORDED EXEMPTION NO. 0803-05-03
 RECX15-0141
 35350 COUNTY ROAD 39
 EATON, CO. 80615
 COLORADO

COUNTY OF WELD

PART OF THE SW 1/4 OF SEC. 5, T. 6 N. R. 65 W.

SCALE: 1" = 200'

SHEET 1 OF 2

RECORDED EXEMPTION NO. 0803-05-03 RECX15-0141

LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 (SHEET 2 OF 2)

ALLES TAYLOR & DUKE, LLC
 3610 35th Ave., Unit 6
 Evans, Colorado 80620
 (970) 330-0308

ENGINEERING & LAND SURVEYING SERVICES

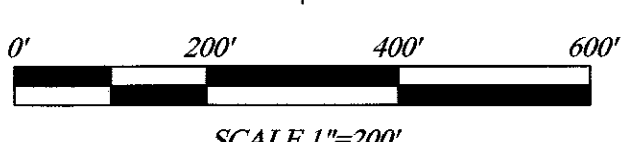
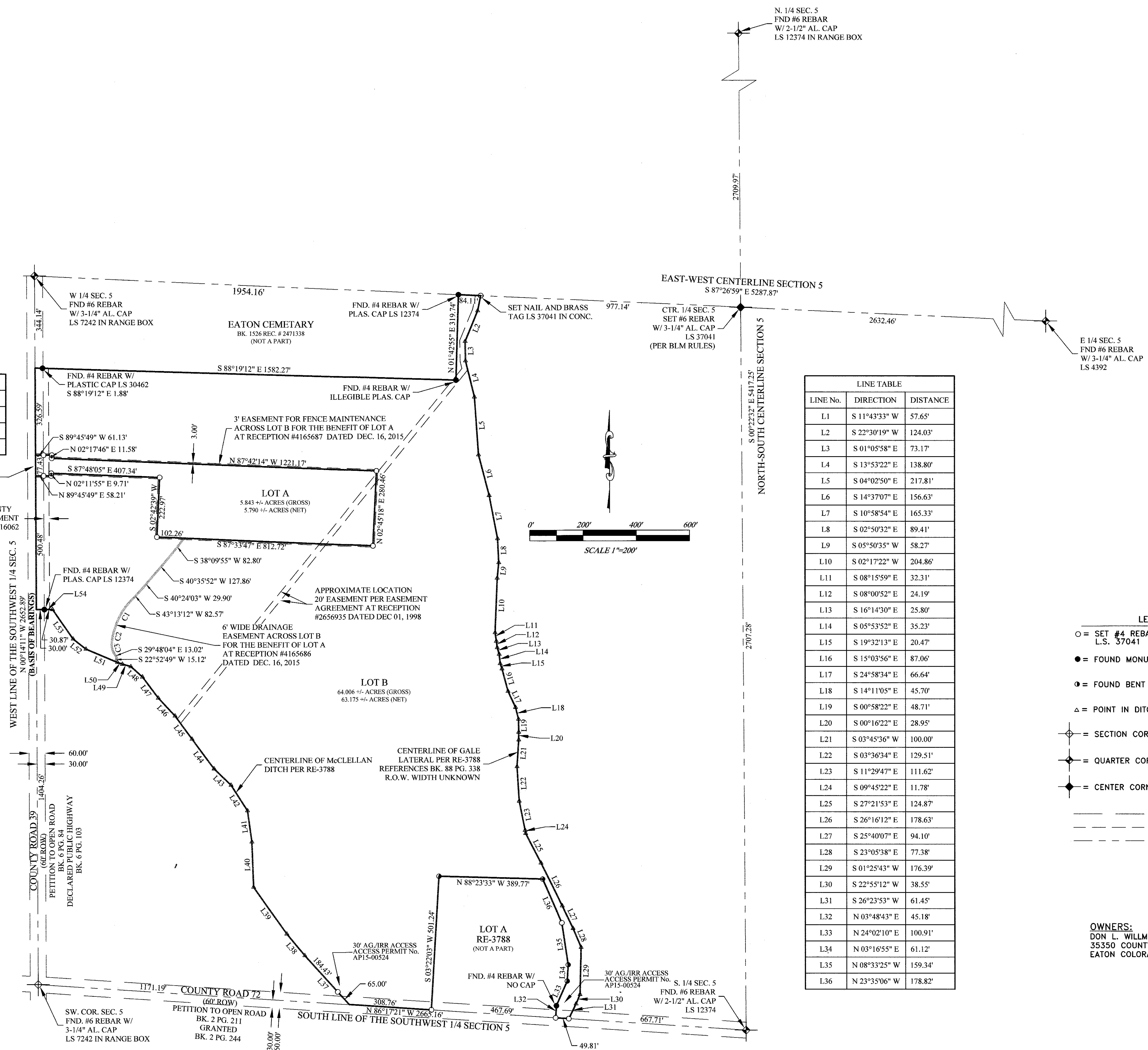
CURVE TABLE				
CURVE No.	DELTA	RADIUS	LENGTH	CHORD
C1	24°30'43"	236.29'	101.09'	S 28°53'57" W 100.32'
C2	18°47'54"	196.78'	64.56'	S 12°01'12" W 64.27'
C3	40°37'25"	61.39'	43.53'	S 16°34'22" E 42.62'

LINE TABLE		
LINE No.	DIRECTION	DISTANCE
L1	S 11°43'33" W	57.65'
L2	S 22°30'19" W	124.03'
L3	S 01°05'58" E	73.17'
L4	S 13°53'22" E	138.80'
L5	S 04°02'50" E	217.81'
L6	S 14°37'07" E	156.63'
L7	S 10°58'54" E	165.33'
L8	S 02°50'32" E	89.41'
L9	S 05°50'35" W	58.27'
L10	S 02°17'22" W	204.86'
L11	S 08°15'59" E	32.31'
L12	S 08°00'52" E	24.19'
L13	S 16°14'30" E	25.80'
L14	S 05°53'52" E	35.23'
L15	S 19°32'13" E	20.47'
L16	S 15°03'56" E	87.06'
L17	S 24°58'34" E	66.64'
L18	S 14°11'05" E	45.70'
L19	S 00°58'22" E	48.71'
L20	S 00°16'22" E	28.95'
L21	S 03°45'36" W	100.00'
L22	S 03°36'34" E	129.51'
L23	S 11°29'47" E	111.62'
L24	S 09°45'22" E	11.78'
L25	S 27°21'53" E	124.87'
L26	S 26°16'12" E	178.63'
L27	S 25°40'07" E	94.10'
L28	S 23°05'38" E	77.38'
L29	S 01°25'43" W	176.39'
L30	S 22°55'12" W	38.55'
L31	S 26°23'53" W	61.45'
L32	N 03°48'43" E	45.18'
L33	N 24°02'10" E	100.91'
L34	N 03°16'55" E	61.12'
L35	N 08°33'25" W	159.34'
L36	N 23°35'06" W	178.82'

LINE TABLE		
LINE No.	DIRECTION	DISTANCE
L37	N 42°11'46" W	249.43'
L38	N 39°56'50" W	104.90'
L39	N 35°22'21" W	215.01'
L40	N 02°11'07" W	170.18'
L41	N 07°55'23" W	117.82'
L42	N 32°50'55" W	113.78'
L43	N 46°18'13" W	88.44'
L44	N 36°34'47" W	138.66'
L45	N 36°28'44" W	107.45'
L46	N 43°05'35" W	91.72'
L47	N 36°51'04" W	98.71'
L48	N 48°27'49" W	58.80'
L49	N 73°35'06" W	32.97'
L50	N 71°15'33" W	19.29'
L51	N 67°07'11" W	128.46'
L52	N 51°35'54" W	61.35'
L53	N 35°02'44" W	134.44'
L54	S 89°45'49" W	60.87'

20' EXCLUSIVE NORTH WELD COUNTY WATER DISTRICT WATERLINE EASEMENT RECORDED AUG. 25, 1999 AT REC.# 2716062

30' AG./RR ACCESS PERMIT NO. AP15-00524



- LEGEND**
- = SET #4 REBAR W. CAP L.S. 37041
 - = FOUND MONUMENT AS DESCRIBED
 - ⊙ = FOUND BENT #4 REBAR WITH NO CAP
 - △ = POINT IN DITCH (NO MONUMENT FOUND OR SET)
 - ⊕ = SECTION CORNER AS DESCRIBED
 - ⊙ = QUARTER CORNER AS DESCRIBED
 - ⊕ = CENTER CORNER AS DESCRIBED
 - = ROW
 - - - = EASEMENTS
 - - - = SECTION LINE

OWNERS:
 DON L. WILLMS AND JO ANN WILLMS
 35350 COUNTY ROAD 39
 EATON, CO. 80615

DESIGNED BY:	ZW	PROJECT NO.	2015-166
DRAWN BY:	SD	DATE	DEC. 2015
CHECKED BY:	SD		

No.	DATE	REVISIONS Description	Apply	
			SD	SD
1	12/3	Client revisions	SD	SD
2	12/21	2ND County Review	SD	SD
3	12/21	Final Mylar	SD	SD

RECORDED EXEMPTION NO. 0803-05-03
 RECX15-0141
 35350 COUNTY ROAD 39
 EATON, CO. 80615
 COUNTY OF WELD
 COLORADO
 PART OF THE SW 1/4 OF SEC. 5, T. 6 N. R. 65 W.