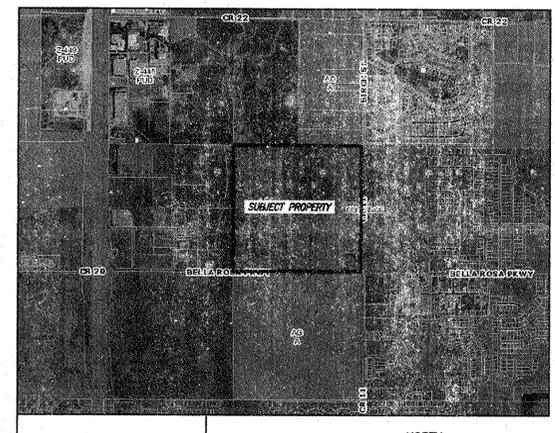
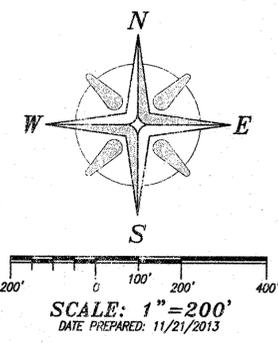


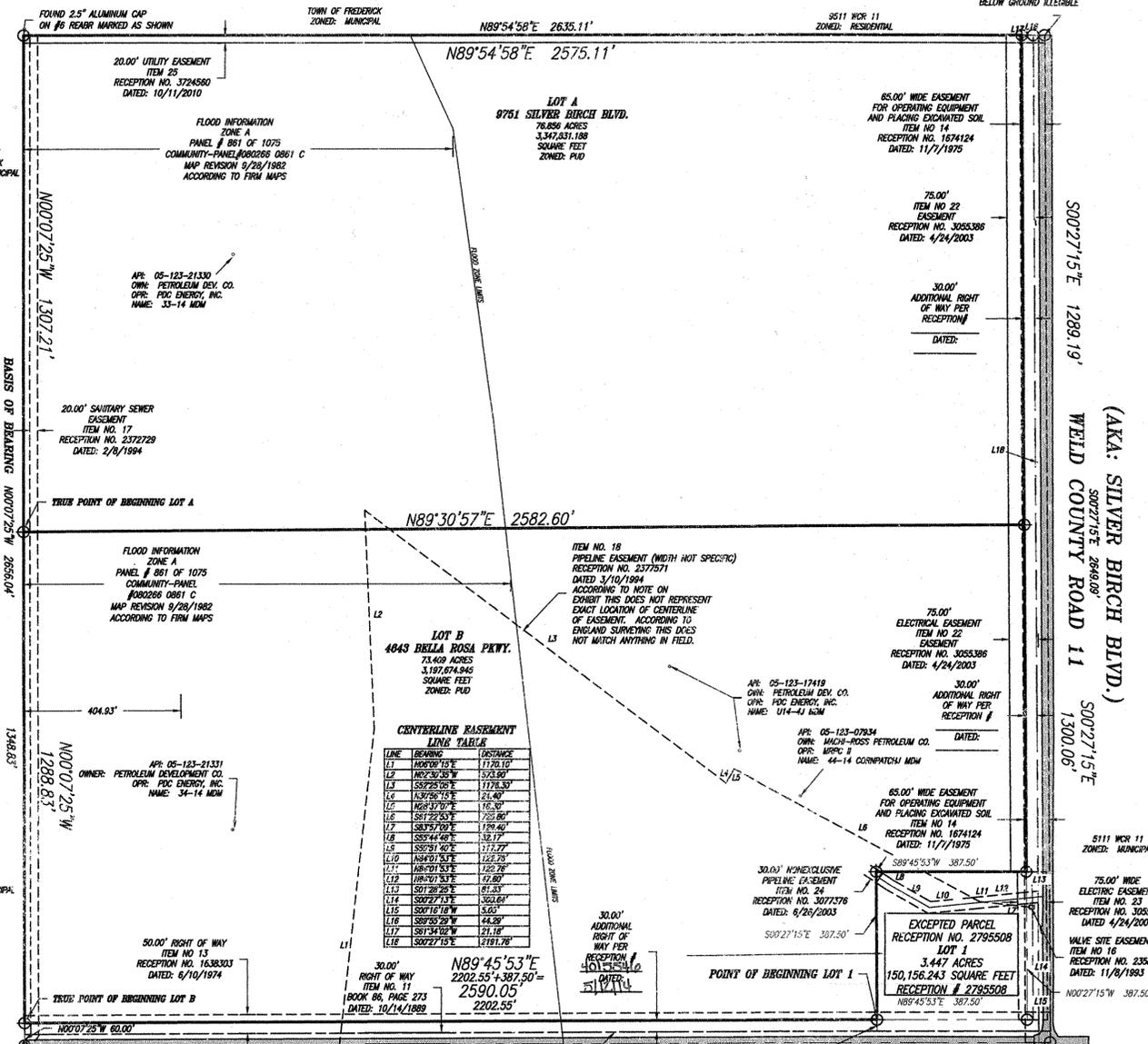
# HEPP FARM SUBDIVISION AMENDMENT

THE SOUTHEAST 1/4 OF SECTION 14, T2N, R6W OF THE 6TH. P.M.,  
 COUNTY OF WELD STATE OF COLORADO  
 LOT A = 76.856 ACRES, LOT B = 73.409 ACRES



VICINITY MAP  
 SCALE 1"=2000'

- LEGEND:**
- FND. MONUMENT AS DESCRIBED
  - ⊙ SET #5 REBAR W/ ALLUM. CAP. 1.5/20/15
  - ⊙ EXISTING SEWER MAN HOLE
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING TELEPHONE PEDISTAL
  - ⊙ EXISTING WATER VALVE
  - LOT LINE
  - SURROUNDING PROPERTY LINE
  - EASEMENT CENTERLINE
  - - - EASEMENT
  - EXISTING FENCE
  - EXISTING UNPAVED ROADWAY
  - EXISTING PAVED ROAD
  - EXISTING OVERHEAD POWER
  - EXISTING BUILDING
  - ▨ EXISTING PAVED ROAD
  - ▨ EXISTING GRAVEL ROAD
- ITEM XX REFERS TO ..... ITEM NUMBER FROM TITLE COMMITMENT



**CENTERLINE EASEMENT LINE TABLE**

LINE BEARING	DISTANCE
L1	N00°07'25"W 1307.21'
L2	N89°54'58"E 2635.11'
L3	N89°30'57"E 2582.60'
L4	N89°45'53"E 2202.55'
L5	N00°27'15"E 1289.19'
L6	N00°07'25"W 1307.21'
L7	N89°45'53"E 2202.55'
L8	N00°27'15"E 1289.19'
L9	N89°45'53"E 2202.55'
L10	N00°07'25"W 1307.21'
L11	N89°45'53"E 2202.55'
L12	N00°27'15"E 1289.19'
L13	N89°45'53"E 2202.55'
L14	N00°07'25"W 1307.21'
L15	N89°45'53"E 2202.55'
L16	N00°27'15"E 1289.19'
L17	N89°45'53"E 2202.55'
L18	N00°07'25"W 1307.21'
L19	N89°45'53"E 2202.55'
L20	N00°27'15"E 1289.19'
L21	N89°45'53"E 2202.55'
L22	N00°07'25"W 1307.21'
L23	N89°45'53"E 2202.55'
L24	N00°27'15"E 1289.19'
L25	N89°45'53"E 2202.55'
L26	N00°07'25"W 1307.21'
L27	N89°45'53"E 2202.55'
L28	N00°27'15"E 1289.19'
L29	N89°45'53"E 2202.55'
L30	N00°07'25"W 1307.21'

**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON THE WEST LINE OF SE1/4 OF SECTION 14, T2N, R6W OF THE 6TH P.M., AND ASSUMED AS BEARING, N00°07'25"W, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

**SURVEYOR'S CERTIFICATE**  
 I, RICHARD A. ENGLAND, A REGISTERED/LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31 DAY OF Nov 20 14.

BY *Richard A. England*  
 RICHARD A. ENGLAND, COLORADO REGISTRATION #29415

DATE	REVISION	BY
2/22/2013	NAME CHANGE	SMH
2/22/2013	ADDITIONAL RIGHT OF WAY	SMH
2/22/2013	REVISIONS	SMH
6/10/14	CLARIFIED REVISIONS 6/26/14	SMH
10/27/14	TOWN OF FREDERICK COMMENTS	SMH
11/21/14	TOWN OF FREDERICK COMMENTS	SMH
12/24/2013	PLANNING DEPARTMENT COMMENTS	RAE
1/28/2014	TOWN OF FREDERICK	RAE
1/28/2014	TOWN OF FREDERICK	RAE



DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO.	SHEET	SHEET
DRAWN BY: SMH	DATE: 11/21/2013	157.25	1	3
CHECKED BY: RAE	SCALE: AS SHOWN			

OFFICE: LYONS

# HEPP FARM SUBDIVISION AMENDMENT

THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M.,  
 COUNTY OF WELD STATE OF COLORADO  
 LOT A = 76.856 ACRES, LOT B = 73.409 ACRES  
 9025 SILVER BIRCH BOULEVARD (COUNTY ROAD 11)

### LOT A LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE EAST 60.00 FEET FOR WELD COUNTY ROAD 11 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 1348.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1307.21 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE N89°54'58"E, 2576.11 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4; THENCE S00°27'15"E ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 1289.19 FEET; THENCE LEAVING SAID EAST PARALLEL LINE, S89°30'57"W, 2582.60 FEET; TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 3,347,631.188 SQUARE FEET OR 76.856 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SOUTHERN PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1288.83 FEET; THENCE LEAVING SAID WEST LINE N89°30'57"E, 30.00 FEET; THENCE S00°07'25"E ALONG A LINE PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE, 1288.96 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; THENCE ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF SAID SOUTH LINE, S89°45'53"W, 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 38,668.905 SQUARE FEET, OR 0.888 ACRES MORE OR LESS.

### LOT B LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHERN PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE EAST 60.00 FEET AND THE SOUTH 60.00 FEET, RESERVED FOR WELD COUNTY ROAD 11 AND WELD COUNTY ROAD 20, AND EXCEPT RECEPTION NO. 2795508. LOT B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1288.83 FEET; THENCE LEAVING SAID WEST LINE N89°30'57"E, 2582.60 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4; THENCE S00°27'15"E ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 1300.06 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; THENCE S89°45'53"W ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF SAID SOUTH LINE, 2590.05 FEET TO THE TRUE POINT OF BEGINNING.

LESS RECEPTION NO. 2795508 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 20; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY N89°45'53"E, 2202.72 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY N00°27'15"W, 30.00 FEET TO THE POINT OF BEGINNING OF LOT 1 OF RECEPTION NO. 2795508; THENCE N89°45'53"E, 387.50 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE N00°27'15"W ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF THE SAID EAST LINE, 387.50 FEET; THENCE S89°45'53"W, 307.50 FEET; THENCE S00°27'15"E, 387.50 FEET TO THE POINT OF BEGINNING OF SAID LOT 1. SAID TRACT CONTAINING 150,156.243 SQUARE FEET OR 3.447 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT OF THAT CERTAIN SPECIAL WARRANTY DEED DATED 5/5/2000, RECORDED 9/22/2000 AT RECEPTION NO. 2795508, THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO.

LOT B CONTAINING 3,197,674.945 SQUARE FEET OR 73.409 ACRES MORE OR LESS

### BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF SE1/4 OF SECTION 14, T2N, R68W, OF THE 6TH P.M., AND ASSUMED AS BEARING, N00°07'25"W, AND ALL OTHER BEARINGS HEREIN 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

### NOTES

ENGLAND SURVEYING, INC. RELIED UPON FIDELITY NATIONAL TITLE COMPANY, COMMITMENT 515-F0419832-170-LLO, DATED 8/9/2012. NO OTHER RESEARCH WAS PERFORMED BY ENGLAND SURVEYING, INC.

- TITLE COMMITMENT NOTES ONLY SHOWN TO INCLUDE THOSE NOTES PERTAINING TO EASEMENTS AND OTHER ENCUMBRANCES ON FUTURE LAND SALES, PER RICHARD SAMSON, REQUEST DATED, 12/17/2013
- ITEM 9 REFERS TO A RIGHT OF WAY FOR OARD DITCH AND FARMERS RESERVOIR, NOT SPECIFIC IN ITS LOCATION.
- ITEM 12 REFERS TO AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, OR ANY AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN IN A BLANKET EASEMENT AND MINERAL RIGHTS NOT SPECIFIC IN ITS LOCATION, 9/14/1970, RCPT. #1554539 AND 1/5/2009, RCPT. #3587924.
- ITEM 15 REFERS TO UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS GRANTED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN IN A BLANKET EASEMENT, 8/19/1977 RCPT. #1727893.
- ITEM 21 REFERS TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DOERING/MODRALL SUBDIVISION EXEMPTION PLAT, 5/16/2000, RCPT. #2768426.
- ITEMS 22 & 23 REFER TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC., 4/24/2003, RCPT. #3055386 AND #3055387.
- ITEM 25, REFERS TO A UNITED POWER, INC., 10/11/2010, RCPT. #3724560 AND 10/27/2010, RCPT. #3728072.
- ITEM 40 REFERS TO CONCERNING UNDERGROUND FACILITIES. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE LAND: MOUNTAIN BELL TELEPHONE COMPANY, RECORDED 10/1/1981, BOOK 949, RCPT. #1870705, PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 10/1/1981, BOOK 949, RCPT. #1870756, UNION RURAL ELECTRIC ASSOCIATION, INC. RECORDED 10/6/1981, BOOK 949, RCPT. #1871004, WESTERN GAS SUPPLY COMPANY, RECORDED 4/2/1985, BOOK 1063, RCPT. #2004300, PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 6/26/1986, BOOK 117, RCPT. #2058722, ST. VRAIN SANITATION DISTRICT, RECORDED 12/14/1988, BOOK 1218, RCPT. #2164975, ASSOCIATED NATURAL GAS, INC. RECORDED 4/10/1989, BOOK 1229, RCPT. #2175917, UNITED POWER, INC. FORMERLY UNION RURAL ELECTRIC ASSOCIATION, INC., RECORDED 1/24/1991, BOOK 1288, RCPT. #2239296.

### SURVEY NOTES:

- THIS SURVEY WAS BASED ON U.S. SURVEY FEET.
- THERE WERE NO APPARENT GEOLOGIC HAZARDS.
- THE EXISTING ZONING IS PUD.
- OPEN SPACE AND TRAIL CONNECTIONS WILL LIKELY BE REQUIRED IN THE GENERAL VICINITY OF THE GODDING HOLLOW/FLOOD PLANE AREA PER TOWN LAND USE CODE APPENDIX A.

### STAFF CERTIFICATE OF APPROVAL.

THIS SUBDIVISION AMENDMENT PLAT OF THE HEPP FARM THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD STATE OF COLORADO, LESS THAT PARCEL IN RECEPTION # 2795508, DATED 5/16/2000, LESS THAT PARCEL IN RECEPTION # 2012540, DATED 5/16/2000, AND LESS THAT CERTAIN TRACT OF LAND MORE RECORDED SEPTEMBER 22, 2000, AT RECEPTION NO. 2795508, THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 20th DAY OF April, 2014, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

*[Signature]*  
 TOWN MANAGER, PLANNING DIRECTOR, PLANNER

### SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A REGISTERED/LICENCED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 20th DAY OF March, 2014.

By *[Signature]*  
 RICHARD A. ENGLAND, COLORADO REGISTRATION #29415

(SEAL) DATE 8-31-14

### CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) AND JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE), BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD STATE OF COLORADO, LESS THAT PARCEL IN RECEPTION # 2012540, DATED 5/16/2000, LESS THAT PARCEL IN RECEPTION # 2012540, DATED 5/16/2000, AND LESS THAT CERTAIN TRACT OF LAND MORE RECORDED SEPTEMBER 22, 2000, AT RECEPTION NO. 2795508, THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF HEPP FARM, THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 153,712 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 20th DAY OF April, 2014

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF April, A.D., 2014.

*[Signature]*  
 JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) (OWNER)  
 STATE OF COLORADO

KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 INST. # 00433979  
 My Commission Expires Nov. 21, 2016

COUNTY OF WELD  
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) (OWNER), THIS 14th DAY OF April, 2014.

WITNESS MY HAND AND SEAL  
 KATHLEEN L. LARSON  
 MY COMMISSION EXPIRES 11/21/2016

NOTARY PUBLIC  
*[Signature]*  
 JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE) (OWNER)  
 STATE OF Colorado

KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 INST. # 00433979  
 My Commission Expires Nov. 21, 2016

COUNTY OF WELD  
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE) (OWNER), THIS 14th DAY OF April, 2014.

WITNESS MY HAND AND SEAL  
 KATHLEEN L. LARSON  
 MY COMMISSION EXPIRES 11/21/2016

*[Signature]*  
 NOTARY PUBLIC

KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 INST. # 00433979  
 My Commission Expires Nov. 21, 2016

DATE	NAME	SM#
2/25/2012	JAMIE BYBEE	116
3/27/2013	JAMIE BYBEE	116
4/2/2013	JAMIE BYBEE	116
5/20/13	JAMIE BYBEE	116
6/10/13	CLARK EDWARDS	116
11/27/13	TOWN OF FREDERICK COMMENTS	116
11/27/13	TOWN OF FREDERICK COMMENTS	116
12/24/13	TOWN OF FREDERICK COMMENTS	116
3/28/2014	TOWN OF FREDERICK	116

PROJECT TITLE: HEPP FARM SUBDIVISION AMENDMENT  
 CLIENT: CLARK EDWARDS

DESIGNED BY:	APPROVED BY:	JOB NO.	SHEET	SHEET
RAE	RAE	157.25	2	3
DRAWN BY:	DATE:			
LE	11/11/2013			
CHECKED BY:	SCALE:			
RAE	AS SHOWN			

LYONS



P.O. Box 888 Lyons, CO 80540  
 (303) 835-0401

# HEPP FARM SUBDIVISION AMENDMENT

THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M.,  
 COUNTY OF WELD STATE OF COLORADO  
 LOT A = 76.856 ACRES, LOT B = 73.409 ACRES  
 9025 SILVER BIRCH BOULEVARD (COUNTY ROAD 11)

### LOT A LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE EAST 60.00 FEET FOR WELD COUNTY ROAD 11 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 1348.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1307.21 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE N89°54'58"E, 2575.11 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4; THENCE S00°27'15"E ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 1289.19 FEET; THENCE LEAVING SAID EAST PARALLEL LINE, S89°30'57"W, 2582.60 FEET; TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 3,347,831.188 SQUARE FEET OR 76.856 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PARCEL OF LAND LOCATED IN SOUTHERN PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1288.83 FEET; THENCE LEAVING SAID WEST LINE N89°30'57"E, 30.00 FEET; THENCE S00°07'25"E ALONG A LINE PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE, 1288.96 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; THENCE ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF SAID SOUTH LINE, S89°45'53"W, 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 38,666.905 SQUARE FEET, OR 0.888 ACRES MORE OR LESS.

### LOT B LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHERN PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE EAST 60.00 FEET AND THE SOUTH 60.00 FEET, RESERVED FOR WELD COUNTY ROAD 11 AND WELD COUNTY ROAD 20, AND EXCEPT RECEPTION NO. 2795508. LOT B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°07'25"W, 1288.83 FEET; THENCE LEAVING SAID WEST LINE N89°30'57"E, 2582.60 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4; THENCE S00°27'15"E ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 1300.06 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; THENCE S89°45'53"W ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF SAID SOUTH LINE, 2590.05 FEET TO THE TRUE POINT OF BEGINNING.

LESS RECEPTION NO. 2795508 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N00°07'25"W ALONG THE WEST LINE OF SAID SE 1/4, 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD 20; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE N89°45'53"E, 2202.72 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY N00°27'15"W, 30.00 FEET TO THE POINT OF BEGINNING OF LOT 1 OF RECEPTION NO. 2795508; THENCE N89°45'53"E, 387.50 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE N00°27'15"W ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 387.50 FEET; THENCE S89°45'53"W, 387.50 FEET; THENCE S00°27'15"E, 387.50 FEET TO THE POINT OF BEGINNING OF SAID LOT 1. SAID TRACT CONTAINING 150,156.243 SQUARE FEET OR 3.447 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT OF THAT CERTAIN SPECIAL WARRANTY DEED DATED 5/9/2000, RECORDED 9/22/2000 AT RECEPTION NO. 2795508, THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO.

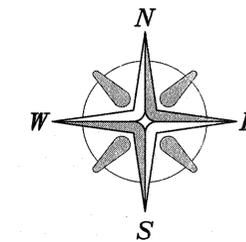
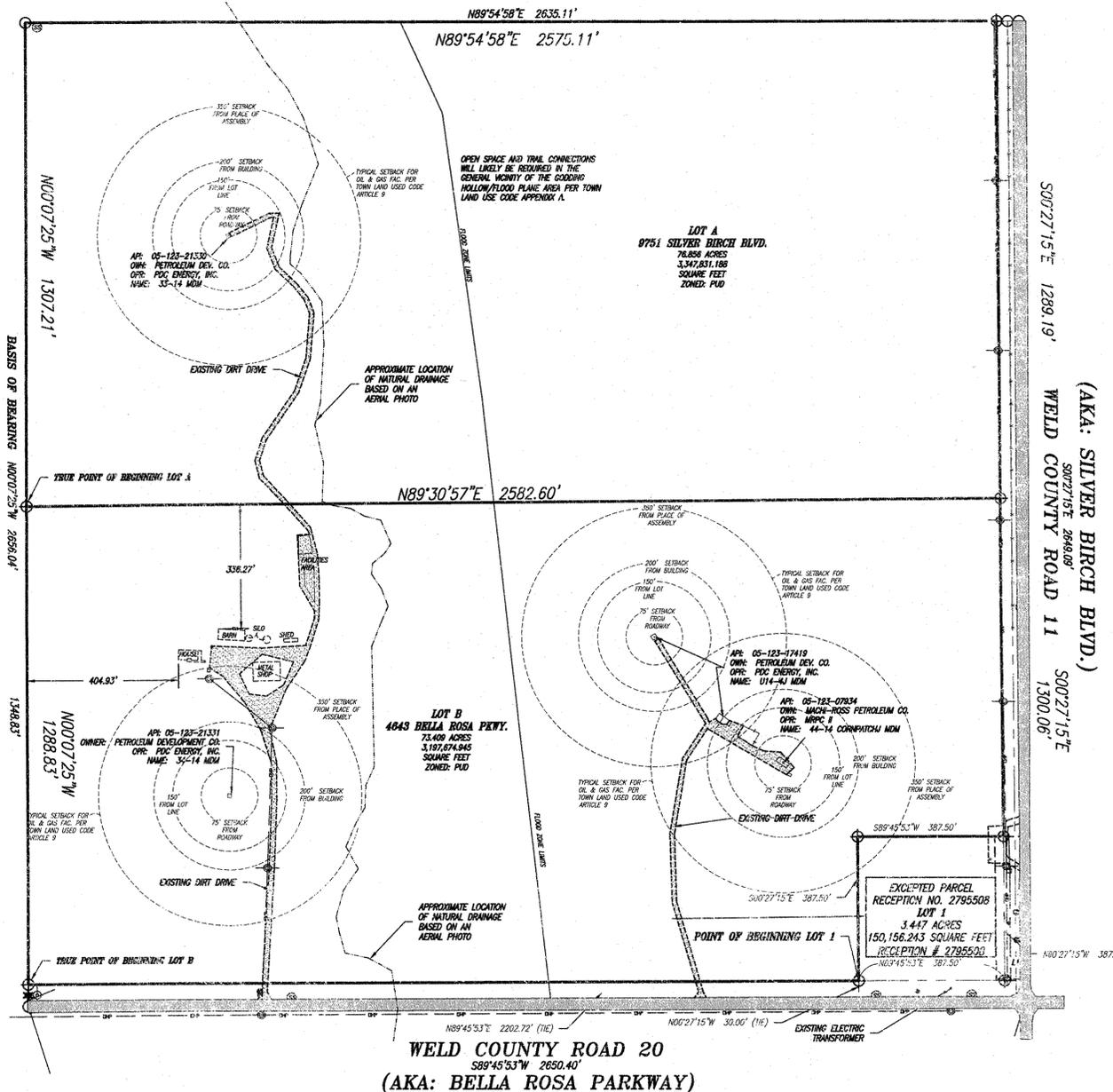
LOT B CONTAINING 3,197,674.845 SQUARE FEET OR 73.409 ACRES MORE OR LESS

### BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF SE 1/4 OF SECTION 14, T2N, R68W, OF THE 6TH P.M., AND ASSUMED AS BEARING, N00°07'25"W, AND ALL OTHER BEARINGS HEREIN 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



SCALE: 1" = 200'  
 DATE PREPARED: 11/21/2013

### LEGEND:

- FINO. MONUMENT AS DESCRIBED
  - ⊕ SET #5 REBAR W/ ALUM. CAP, LS#29415
  - ⊙ EXISTING SEWER MAN HOLE
  - ⊖ EXISTING POWER POLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊙ EXISTING TELEPHONE PEDESTAL
  - ⊕ EXISTING WATER VALVE
  - LOT LINE
  - - - DITCH
  - - - SURROUNDING PROPERTY LINE
  - - - EASEMENT CENTERLINE
  - - - EASEMENT
  - - - EXISTING FENCE
  - - - EXISTING UNPAVED ROADWAY
  - - - EXISTING PAVED ROAD
  - - - EXISTING OVERHEAD POWER
  - - - EXISTING BUILDING
  - ▨ EXISTING PAVED ROAD
  - ▨ EXISTING GRAVEL ROAD
- ITEM XX REFERS TO ..... ITEM NUMBER FROM TITLE COMMITMENT

### SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A REGISTERED/LICENCED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31 DAY OF March, 2014.

BY *Richard A. England*  
 RICHARD A. ENGLAND, COLORADO REGISTRATION #29415  
 3-31-14  
 (SEAL) DATE

DATE	NAME	TYPE	STATUS
2/25/2012	NAME		SPD
2/25/2012	NAME		SPD
2/25/2012	ADDITIONAL RIGHT OF WAY		SPD
2/25/2012	CLARK EDWARDS REVISIONS 8/8/13		SPD
10/27/13	TOWN OF FORTRESS COMMENTS		SPD
11/17/13	TOWN OF FORTRESS COMMENTS		SPD
11/28/2013	ENGINEERING NOTE ON DITCHES OFF		SPD
11/28/2013	MATERIAL DRAINAGE		SPD

PROJECT TITLE:	HEPP FARM SUBDIVISION AMENDMENT		
CLIENT:	CLARK EDWARDS		
DESIGNED BY:	RAE	APPROVED BY:	RAE
DRAWN BY:	LE	DATE:	11/11/2013
CHECKED BY:	RAE	SCALE:	AS SHOWN
JOB NO.	SHEET	SHEET	
157.25	3	3	

LYONS

