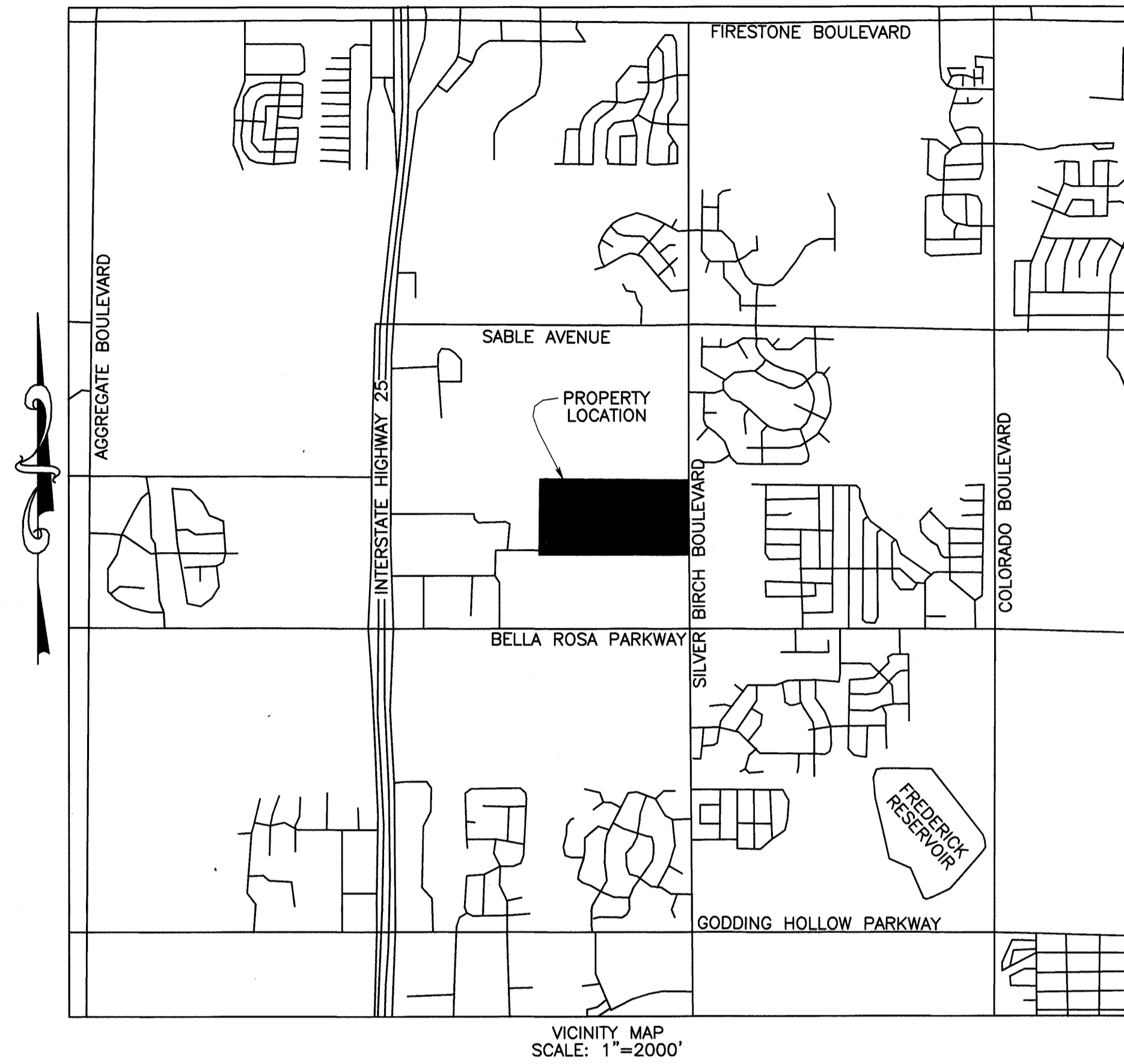


Hepp Farm Subdivision Amendment No. 2

Being a Resubdivision of Lot A, Hepp Farm Subdivision Amendment
 Located in the Southeast 1/4 of Section 14,
 Township 2 North, Range 68 West of the 6th P.M.,
 County of Weld, State of Colorado

Sheet 1 of 2



NOTES:

- 1) BASIS OF BEARING: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°07'25" WEST AS MONUMENTED HEREON, AND AS SHOWN ON THE RECORDED PLAT OF HEPP SUBDIVISION AMENDMENT RECORDED MAY 12, 2014 AS RECEPTION NO. 4015549 WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 3) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5551-3151608, DATED NOVEMBER 14, 2018, WAS RELIED UPON FOR EASEMENT AND RIGHT OF WAY INFORMATION.
- 4) 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.
- 5) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 6) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE JANUARY 20, 2016, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "A" COMMUNITY MAP NO. 08123C1890E PANEL 1890 OF 2250. A PORTION OF THIS PROPERTY IS WITHIN A 100-YEAR FLOOD ZONE.
- 8) THE TOTAL ACRES OF THIS SUBDIVISION AMENDMENT IS 76.85 ACRES, MORE OR LESS.
- 9) THIS AMENDMENT CONTAINS TWO LOTS.
- 10) THIS PROPERTY IS CURRENTLY ZONED PUD-O (PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT). THE PROPOSED ZONING IS R-E (ESTATE DISTRICT).

STAFF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE HEPP FARM SUBDIVISION AMENDMENT NO. 2 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 4 DAY OF January, 2021 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A REGISTERED 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 8th DAY OF December, 2020

BY _____
 MERLE R. HOOS P.L.S. 38046
 FOR AND ON BEHALF OF
 AMERICAN WEST LAND SURVEYING CO.,
 A COLORADO CORPORATION



CERTIFICATE OF OWNERSHIP:

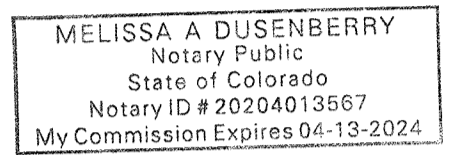
KNOW ALL MEN BY THESE PRESENTS THAT BRENT GOOCH, SARAH GOOCH, AMERICAN AGCREDIT, JAMIE BYBEE BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT A, HEPP FARM SUBDIVISION AMENDMENT

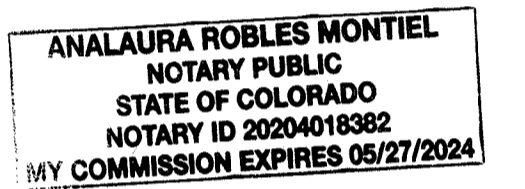
HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF HEPP FARM SUBDIVISION AMENDMENT NO. 2, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 76 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 14 DAY OF Dec, 2020.

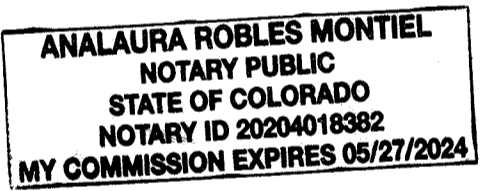
OWNER: BRENT GOOCH *[Signature]*
 STATE OF COLORADO }
 COUNTY OF } SS.
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Brent Gooch
 ACTING IN HIS/HER CAPACITY AS Owner
 THIS 14 DAY OF Dec, 2020.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 04/13/2024
 NOTARY PUBLIC Melissa A Duseberry



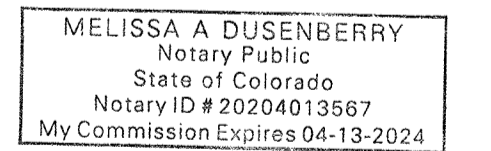
OWNER: SARAH GOOCH *[Signature]*
 STATE OF COLORADO }
 COUNTY OF Weld } SS.
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Sarah Gooch
 ACTING IN HIS/HER CAPACITY AS Owner
 THIS 9 DAY OF December, 2020.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 5-27-2024
 NOTARY PUBLIC *[Signature]*



MORTGAGE HOLDER: AMERICAN AGCREDIT *[Signature]* Thomas Edwin Rainbolt
 STATE OF COLORADO }
 COUNTY OF Weld } SS.
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Thomas Edwin Rainbolt
 ACTING IN HIS/HER CAPACITY AS Vice President
 THIS 9 DAY OF December, 2020.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 5-27-2024
 NOTARY PUBLIC *[Signature]*



LIEN HOLDER: JAMIE BYBEE *[Signature]*
 STATE OF COLORADO }
 COUNTY OF Broomfield } SS.
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Jamie Bybee
 ACTING IN HIS/HER CAPACITY AS Lien Holder
 THIS 10 DAY OF Dec, 2020.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 04/13/2024
 NOTARY PUBLIC Melissa A Duseberry



OWNERS:
 BRENT GOOCH
 SARAH GOOCH

MINERAL OWNER:
 JAMIE BYBEE

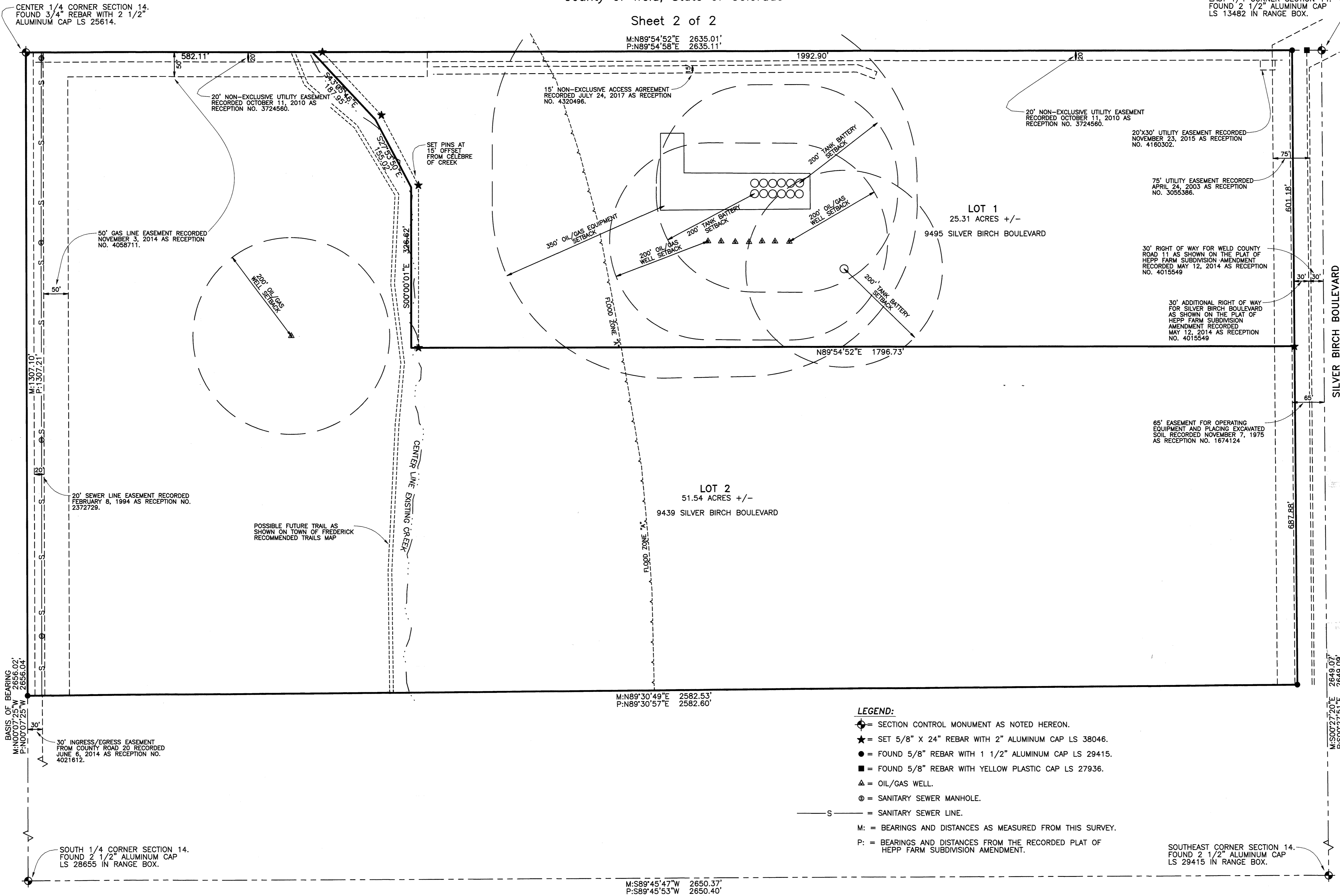
SURVEYOR:
 MERLE R. HOOS, PLS 38046
 AMERICAN WEST LAND SURVEYING CO.
 PO BOX 129
 BRIGHTON, CO 80601

American West Land Surveying Co.
 A Colorado Corporation
 PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com
 SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: January 13, 2020
 REVISIONS: 8-27-2019, 2-27-2020, 5-28-2020, 8-24-2020, 8-26-2020, 11-13-2020
 JOB NO: 20-98 FILE: Z:\HV\Hepp Farm\RESUB.pr

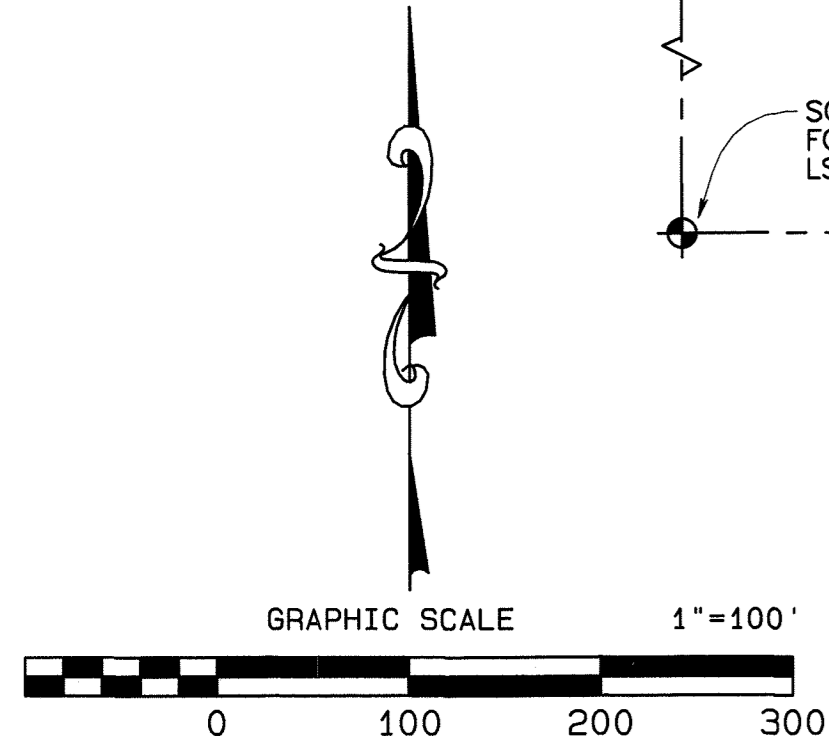
Hepp Farm Subdivision Amendment No. 2

Being a Resubdivision of Lot A, Hepp Farm Subdivision Amendment
 Located in the Southeast 1/4 of Section 14,
 Township 2 North, Range 68 West of the 6th P.M.,
 County of Weld, State of Colorado

Sheet 2 of 2



- LEGEND:**
- ◆ = SECTION CONTROL MONUMENT AS NOTED HEREON.
 - ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
 - = FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP LS 29415.
 - = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 27936.
 - ▲ = OIL/GAS WELL.
 - ⊙ = SANITARY SEWER MANHOLE.
 - S— = SANITARY SEWER LINE.
 - M: = BEARINGS AND DISTANCES AS MEASURED FROM THIS SURVEY.
 - P: = BEARINGS AND DISTANCES FROM THE RECORDED PLAT OF HEPP FARM SUBDIVISION AMENDMENT.



American West Land Surveying Co.
 A Colorado Corporation
 PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestla.com
 SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: January 13, 2020
 REVISIONS: 8-15-2019, 8-27-2019, 2-27-2020, 5-28-2020, 8-24-2020, 8-26-2020
 JOB NO: 20-88 FILE: Z:\R\Hepp Farm\RESUB.pro