

# HAUCK MEADOWS

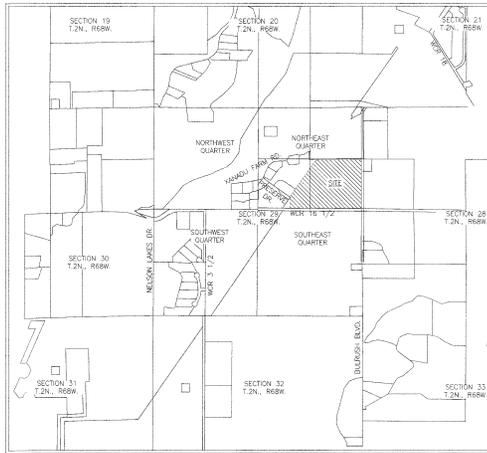
## TO THE TOWN OF FREDERICK, COLORADO

### LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 3 LOTS AND 2 OUTLOTS AREA = 45.208 ACRES, MORE OR LESS

**SCHEDULE B2 EXCEPTIONS:**

(PER NORTH AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 33700-16-08640, EFFECTIVE DATE APRIL 19, 2016 AT 7:30 AM)

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORD BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE VIOLATION, VARIATION, CONFLICT IN BOUNDARY LINES, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
8. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
9. TERMS, CONDITIONS, EASEMENTS AND AGREEMENTS SPECIFIED UNDER THE RIGHT-OF-WAY AGREEMENT GRANTED TO AMOCO PRODUCTION COMPANY RECORDED OCTOBER 13, 1978 IN BOOK AT RECEPTION NO. 1769644.
10. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY BY INSTRUMENT RECORDED JUNE 26, 1986 IN BOOK 1117 AT RECEPTION NO. 02058722.
11. MINERAL DEED RECORDED FEBRUARY 12, 1988 IN BOOK 1185 AT RECEPTION NO. 02130811, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
12. TERMS, CONDITIONS, EASEMENTS AND AGREEMENTS SPECIFIED UNDER THE PIPELINE RIGHT-OF-WAY GRANT AS GRANTED TO ASSOCIATED NATURAL GAS, INC., RECORDED DECEMBER 17, 1992 IN BOOK 1363AT RECEPTION NO. 02314932.
13. TERMS, CONDITIONS, PROVISIONS, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SPECIFIED UNDER THE WARRANTY DEED RECORDED APRIL 6, 2001 AT RECEPTION NO. 2838443.
14. NOTES AND EASEMENTS AS SHOWN ON RECORDED EXEMPTION NO. 1313-29-1 RE 3107 RECORDED JANUARY 7, 2002 AT RECEPTION NO. 2914848.
15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION/MULTIPLE TAP PURCHASE AGREEMENT RECORDED JULY 29, 2002 AT RECEPTION NO. 2972853.
16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION/MULTIPLE TAP PURCHASE AGREEMENT RECORDED APRIL 14, 2003 AT RECEPTION NO. 3052006.
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENT SPECIFIED UNDER THE NONEXCLUSIVE PIPELINE EASEMENT GRANTED TO DUKE ENERGY FIELD SERVICES, LP RECORDED AUGUST 2, 2006 AT RECEPTION NO. 3408246.
18. NOTES AND EASEMENTS AS SHOWN ON THE AMENDED RECORDED EXEMPTION NO. 1313-29-1 AMRE-3107 RECORDED DECEMBER 5, 2008 AT RECEPTION NO. 3439702.
19. HAUCK PRESERVE ANNEXATION NO. 1 MAP RECORDED JANUARY 6, 2009 AT RECEPTION NO. 3598119.
20. HAUCK PRESERVE ANNEXATION NO. 2 MAP RECORDED JANUARY 6, 2009 AT RECEPTION NO. 3598120.
21. HAUCK PRESERVE ZONING MAP RECORDED JANUARY 6, 2009 AT RECEPTION NO. 3598121.
22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDINANCE NO. 959, OFFICIAL ZONING MAP RECORDED JANUARY 22, 2009 AT RECEPTION NO. 3609886.
23. TERMS, CONDITIONS, PROVISIONS, EASEMENT AND AGREEMENTS SPECIFIED UNDER THE NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED AUGUST 31, 2009 AT RECEPTION NO. 3645785.
24. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENT SPECIFIED UNDER THE GRANT OF EASEMENT RECORDED JANUARY 19, 2010 AT RECEPTION NO. 3670924.
25. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE LETTER AGREEMENT RECORDED JANUARY 19, 2010 AT RECEPTION NO. 3670925.
26. ANY EXISTING LEASES OR TENANCIES, AND ANY PARTIES CLAIMING AN INTEREST BY, THROUGH OR UNDER SAID LEASES OR TENANCIES.



VICINITY MAP  
 NTS

**NOTES:**

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., ASSUMED TO BEAR NORTH 89°40'23" WEST, 2681.93 FEET (NORTH 89°40'23" WEST PER HAUCK PRESERVE MINOR SUBDIVISION, RECEPTION NO. 3687518).
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR DALEY LAND SURVEYING, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
  - OWNERSHIP OF THIS TRACT OF LAND.
  - RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
  - COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
3. 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.
4. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM MAP NUMBER 08123C2066, EFFECTIVE DATE JANUARY 20, 2016.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT
6. FIELD SURVEY COMPLETION DATE: MAY 5, 2016
7. THIS SURVEY RELIED UPON NORTH AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 33700-16-08640, EFFECTIVE DATE APRIL 19, 2016 AT 7:30 AM FOR LEGAL DESCRIPTIONS AND EASEMENTS.

LAND USE TABLE		
USE	ACREAGE	PERCENT
LOTS 1-3 - SINGLE FAMILY	2.958 ACRES	6.55%
OUTLOT A	41.489 ACRES	91.77%
OUTLOT B	0.186 ACRES	0.41%
RIGHT OF WAY DEDICATION	0.575 ACRES	1.27%
TOTAL SUBDIVISION AMENDMENT	45.208 ACRES	100%

**OWNER/DEVELOPER:**  
 STEVEN AND ELLENE B. KLOEPFER  
 1435 CR 16 1/2  
 LONGMONT, CO 80504

**ENGINEER:**  
 KURT ROLLIN, P.E.  
 CES CONSULTANTS, LLC  
 721 47th STREET, SUITE 1  
 FORT LIPTON, COLORADO 80621

**SURVEYOR:**  
 DALEY LAND SURVEYING, INC.  
 17011 LINCOLN AVENUE #361  
 PARKER, COLORADO 80134  
 303.953.9841

**DATE PREPARED:**  
 June 1, 2016

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN AND ELLENE KLOEPFER AND THE BANK OF COLORADO BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT B OF AMENDED RECORDED EXEMPTION NO. 1313-29-1 AMRE-3107 RECORDED DECEMBER 5, 2008 AT RECEPTION NO. 3439702, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING THEREFROM: LOTS 1, 2, 3, 4, 5 AND 6, AND OUTLOTS A, B, C, D, E, F AND G, HAUCK PRESERVE MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED APRIL 19, 2010 AT RECEPTION NO. 3687518.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF HAUCK MEADOWS, THUS DESCRIBED PLAT CONTAINS 45.208 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 24<sup>th</sup> DAY OF October, 2016

*Elene Kloefer*  
 OWNERS: STEVEN AND ELLENE KLOEPFER

STATE OF COLORADO }  
 COUNTY OF } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Steven and Elene Kloefer ACTING IN HIS CAPACITY AS Individuals OF THIS 24<sup>th</sup> DAY OF October, 2016

WITNESS MY HAND AND SEAL Dorah Lombardelli

MY COMMISSION EXPIRES 11-9-2017  
*Dorah Lombardelli*  
 NOTARY PUBLIC

DORAH LOMBARDELLI  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20134235574  
 MY COMMISSION EXPIRES NOV. 9, 2017

STATE OF COLORADO }  
 COUNTY OF } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Robert Daley ACTING IN HIS CAPACITY AS Vice President of Bank of Colorado THIS 24<sup>th</sup> DAY OF October, 2016

WITNESS MY HAND AND SEAL Dorah Lombardelli

MY COMMISSION EXPIRES 11-9-2017  
*Dorah Lombardelli*  
 NOTARY PUBLIC

DORAH LOMBARDELLI  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20134235574  
 MY COMMISSION EXPIRES NOV. 9, 2017

**SURVEYOR'S CERTIFICATE:**

I, ROBERT DALEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 20<sup>th</sup> DAY OF October, 2016



BY Robert Daley  
 ALBERT V. VALLETTA, JR., REG. NO. 23524  
 FOR AND ON BEHALF OF  
 DALEY LAND SURVEYING, INC.  
 17011 LINCOLN AVE., #361  
 PARKER CO. 80134  
 303.953.9841

**STAFF CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION AMENDMENT PLAT OF THE HAUCK MEADOWS \_\_\_\_\_ IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 26<sup>th</sup> DAY OF October, 2016 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

*Jeffrey*  
 PLANNING DIRECTOR

**SHEET INDEX**

1. COVER SHEET
2. PLAN SHEET

DATE: October 20, 2016	JOB NUMBER: 1604-001	REVISIONS Rev. right of way, lots, easements AV	BY AV	DATE 8/22	SCALE 1" = 100'
SHEET 1 of 2		Rev. right of way, lots, easements AV		10/7	SURVEYED BY: SE DRAWN BY: AVV CHECKED BY: RD

**HAUCK MEADOWS**  
 NE1/4 SECTION 29, T. 2 N., R. 68 W.



LEGEND

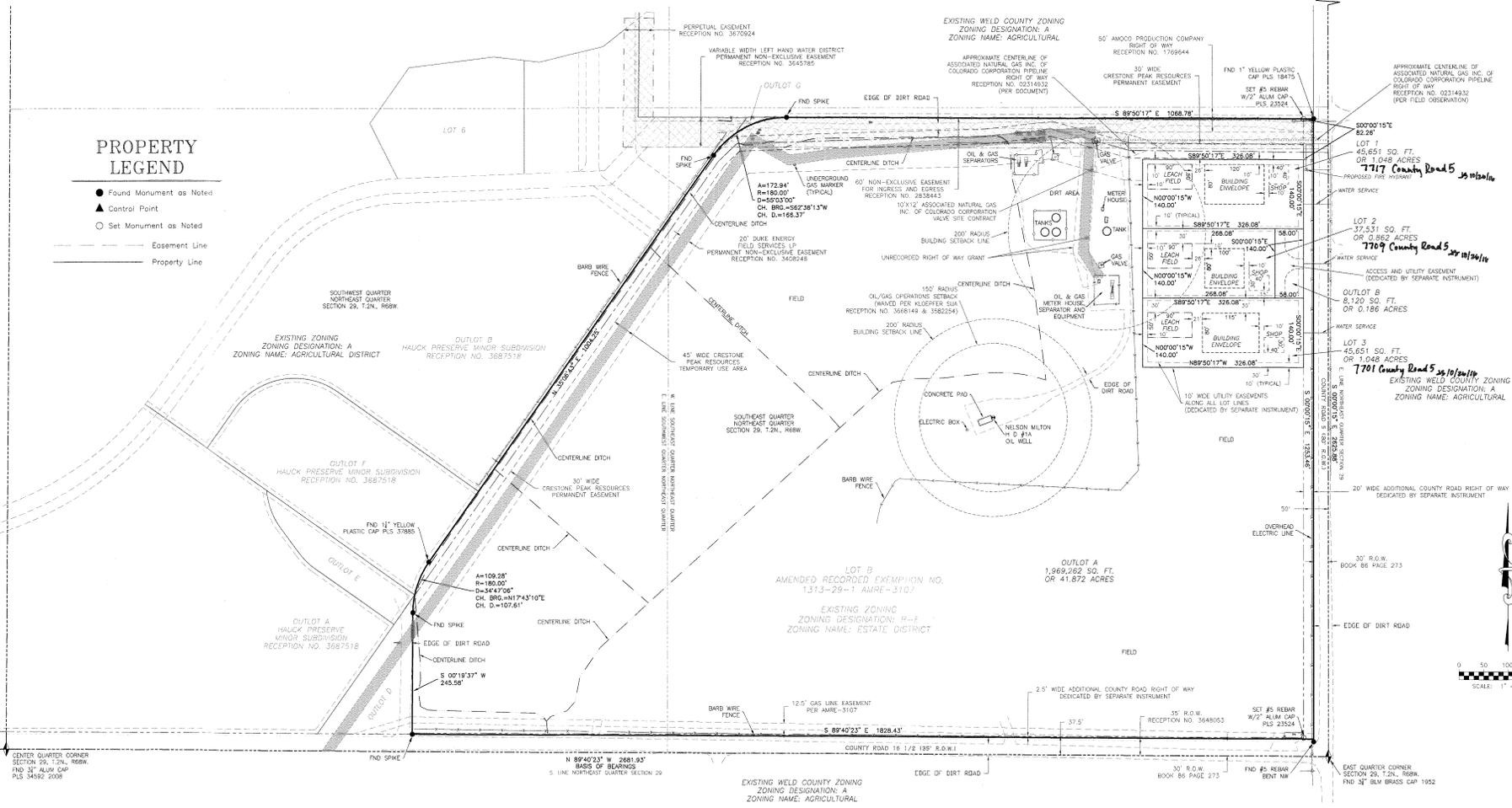
- Electric Box
- Gas Valve
- Flowline
- Power Pole
- Fire Hydrant
- Edge of Concrete
- Edge of Gravel Road
- Flowline
- Barbed Wire Fence
- Metal Fence
- Overhead Electric
- Underground Electric
- Leach Field and Septic Envelope
- Building Envelope
- Shop Envelope
- Underground Water Line

# HAUCK MEADOWS

TO THE TOWN OF FREDERICK, COLORADO  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 3 LOTS AND 2 OUTLOTS  
 AREA=45.208 ACRES, MORE OR LESS

PROPERTY LEGEND

- Found Monument as Noted
- ▲ Control Point
- Set Monument as Noted
- Easement Line
- Property Line



DATE:	JOB NUMBER:	REVISIONS	BY:	DATE:	Scale: 1" = 100'
October 20, 2016	1604-001	Rev. right of way, lots, easements	AV	8/22	Surveyed by: SE
		Rev. right of way, lots, easements	AV	10/7	Drawn by: AVV
					Checked by: RD

**HAUCK MEADOWS**  
 NE1/4 SECTION 29, T. 2 N., R. 68 W.





November 21, 2016

Weld County Clerk and Recorder's Office  
P.O. Box 459  
Greeley, Colorado 80632

RE: Hauck Meadows to the Town of Frederick, Colorado – Affidavit of Correction

During the recording process, it was discovered that a building envelope dimension shown on the plat for Lot 2, Hauck Meadows to the Town of Frederick recorded in Weld County, Colorado on October 26, 2016 under Reception Number 4248568 needs to be revised.

By this Affidavit, I, Albert V. Valletta, Jr., Colorado Professional Land Surveyor Number 23524, surveyor of record, hereby provide the following correction:

The 80' X 100' dimension should be corrected to 80' X 80'.

Witness my hand and seal this 21<sup>st</sup> day of November, 2016

Printed Name: Albert V. Valletta, Jr.  
Professional Surveyor: PLS 23524  
Company: Daley Land Surveying, Inc.  
Address: 17011 Lincoln Ave. #361  
Parker, Colorado 80134  
Phone: 303.953.9841

