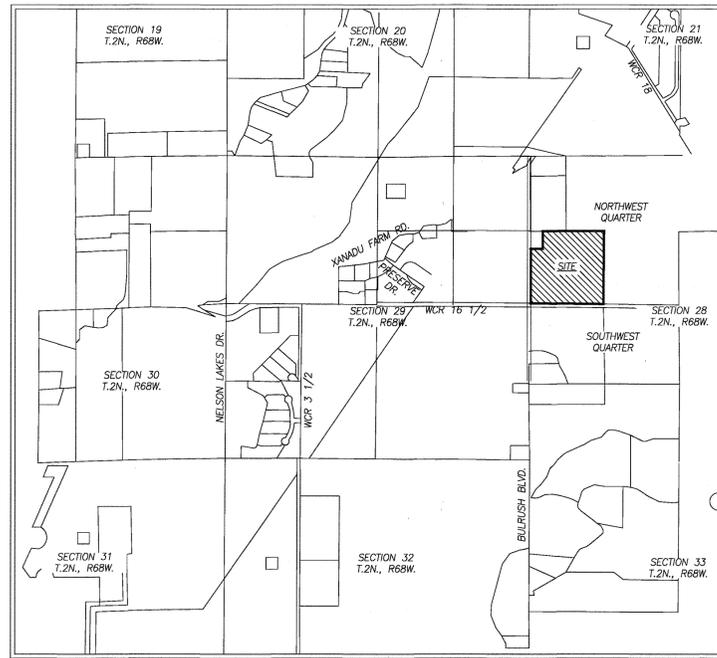


**SCHEDULE B2 EXCEPTIONS:** (PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 598-H0497530-042-BK6, EFFECTIVE DATE FEBRUARY 28, 2017 AT 7:00 AM)

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH 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 ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY 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 THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
7. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. NOTE: THIS TAX EXCEPTION WILL BE AMENDED AT POLICY UPON SATISFACTION AND EVIDENCE OF PAYMENT OF TAXES.
8. RIGHTS OF WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR COUNTY ROADS 30 FEET WIDE ON EACH SIDE OF SECTION AND TOWNSHIP LINES AS ESTABLISHED BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
9. RIGHT OF WAY FOR BOULDER AND WELD COUNTY DITCH AS ESTABLISHED OR USED.
10. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 8, 1895 RECORDING NO: BOOK 51 AT PAGE 298 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
11. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 18, 1878 RECORDING NO: BOOK 20 AT PAGE 218 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: UTILITY RECORDING DATE: NOVEMBER 8, 1930 RECORDING NO: BOOK 902 AT PAGE 326.
13. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. RECORDING DATE: JANUARY 15, 1971 RECORDING NO: BOOK 639 AT RECEPTION NO. 1560549 EXTENSION BY AFFIDAVIT OF PRODUCTION RECORDED JULY 11, 1974 IN BOOK 718 AT RECEPTION NO. 1640379.
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VESSELS GAS PRODUCERS PURPOSE: UTILITY RECORDING DATE: AUGUST 25, 1976 RECORDING NO: BOOK 775 AT RECEPTION NO. 1697045.
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PANHANDLE EASTERN PIPE LINE COMPANY PURPOSE: PIPELINE RECORDING DATE: DECEMBER 16, 1977 RECORDING NO: BOOK 817 AT RECEPTION NO. 1738905.
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: AMOCO PRODUCTION CO RECORDING DATE: OCTOBER 13, 1978 RECORDING NO: BOOK 848 AT RECEPTION NO. 1789645.
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: DECEMBER 18, 1984 RECORDING NO.: BOOK 1052 AT RECEPTION NO. 1992378.
18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 1, 1985 RECORDING NO.: BOOK 1086 AT RECEPTION NO. 2028818.
19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE AS SET FORTH BELOW: RECORDING DATE: JUNE 26, 1986 RECORDING NO.: BOOK 1117 AT RECEPTION NO. 2058722.
20. ALL OIL, GAS MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED MARCH 30, 1988 IN BOOK 1191 AT RECEPTION NO. 2136185, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE AS SET FORTH BELOW: RECORDING DATE: JANUARY 24, 1991 RECORDING NO.: RECEPTION NO. 2239296.
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOCO WATTENBERG CORP PURPOSE: UTILITY RECORDING DATE: OCTOBER 8, 1992 RECORDING NO: BOOK 1354 AT RECEPTION NO. 2306415.
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ASSOCIATED NATURAL GAS INC PURPOSE: UTILITY RECORDING DATE: FEBRUARY 4, 1993 RECORDING NO: BOOK 1369 AT RECEPTION NO. 2320816.
24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SNYDER OIL CORP PURPOSE: UTILITY RECORDING DATE: FEBRUARY 4, 1993 RECORDING NO: BOOK 1369 AT RECEPTION NO. 2320815.
25. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 16, 2000 RECORDING NO.: RECEPTION NO. 2807473.
26. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 16, 2000 RECORDING NO.: RECEPTION NO. 2807500.
27. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 10, 2003 RECORDING NO.: RECEPTION NO. 3031555.
28. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SURFACE USE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 10, 2003 RECORDING NO.: RECEPTION NO. 3031555.
29. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DRYUP COVENANT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 13, 2003 RECORDING NO.: RECEPTION NO. 3126157.
30. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDER AS SET FORTH BELOW: RECORDING DATE: JANUARY 7, 2004 RECORDING NO.: RECEPTION NO. 3142015.
31. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JANUARY 15, 2004 RECORDING NO.: RECEPTION NO. 3144665.
32. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CONSERVATION EASEMENT AS SET FORTH BELOW: RECORDING DATE: JANUARY 15, 2004 RECORDING NO.: RECEPTION NO. 3144666, AMENDMENT RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 3876795.
33. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SURFACE USE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 24, 2004 RECORDING NO.: RECEPTION NO. 3221875.
34. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SURFACE USE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 15, 2004 RECORDING NO.: RECEPTION NO. 3227924.
35. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION AS SET FORTH BELOW: RECORDING DATE: OCTOBER 20, 2004 RECORDING NO.: RECEPTION NO. 3229067.
36. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 9, 2005 RECORDING NO.: RECEPTION NO. 3266934.
37. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AND ZONING MAPS AS SET FORTH BELOW: RECORDING DATE: MARCH 9, 2005 RECORDING NO.: RECEPTION NO. 3266936, AND RECORDED AT RECEPTION NO. 3266937 AND RECORDED AT RECEPTION NO. 3266938 AND RECORDED AT RECEPTION NO. 3266939 AND RECORDED AT RECEPTION NO. 3266940 AND RECORDED MARCH 21, 2007 AT RECEPTION NO. 3463428.
38. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH EASEMENT AND IRRIGATION WATER AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 7, 2006 RECORDING NO.: RECEPTION NO. 3368730.
39. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 7, 2006 RECORDING NO.: RECEPTION NO. 3368731.
40. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH ACCESS AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 7, 2006 RECORDING NO.: RECEPTION NO. 3368732.
41. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 3, 2006 RECORDING NO.: RECEPTION NO. 3424646.
42. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ASSIGNMENT OF COVENANTS AS SET FORTH BELOW: RECORDING DATE: AUGUST 1, 2007 RECORDING NO.: RECEPTION NO. 3494195.
43. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDER AS SET FORTH BELOW: RECORDING DATE: JANUARY 23, 2009 RECORDING NO.: RECEPTION NO. 3601183.
44. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF SURFACE DAMAGE AND RELEASE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 17, 2010 RECORDING NO.: RECEPTION NO. 3732920.
45. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGRICULTURAL PROPERTY MANAGEMENT PLAT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 28, 2012 RECORDING NO.: RECEPTION NO. 3876796.
46. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: SEPTEMBER 28, 2012 RECORDING NO: 3876797.
47. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE APPLICATION FOR CLASS D ALLOTMENT CONTRACT AS SET FORTH BELOW: RECORDING DATE: MARCH 25, 2013 RECORDING NO.: 3919634.
48. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 16, 2016 RECORDING NO.: 4181154.

# HAUCK FARM

A REPLAT OF LOT 1 OF FOX CHASE SUBDIVISION AMENDMENT NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER  
 OF THE NORTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P. M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 3 LOTS AND 1 OUTLOT  
 AREA=38.264 ACRES, MORE OR LESS



VICINITY MAP -- NTS

**NOTES:**

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., ASSUMED TO BEAR NORTH 00°44'31" WEST, 2625.68 FEET (NORTH 00°44'31" WEST, 2626.19 FEET PER FOX CHASE SUBDIVISION AMENDMENT NO. 1, RECEPTION NO. 3876797).
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 0812C2060E, EFFECTIVE DATE JANUARY 20, 2016.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT
6. FIELD SURVEY COMPLETION DATE: AUGUST 8, 2017
7. THIS SURVEY RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 598-H0497530-042-BK6, ISSUED MARCH 6, 2017, EFFECTIVE DATE FEBRUARY 28, 2017 AT 7:00 AM FOR LEGAL DESCRIPTIONS AND EASEMENTS. SOME EASEMENTS ARE NOT SHOWN ON THIS PLAT AT THE REQUEST OF THE CLIENT.
8. THE REQUIRED DEDICATION OF 20% OPEN SPACE IS SATISFIED BY THE CONSERVATION EASEMENT, RECEPTION NUMBER 3876795.
9. ALL ACCESS TO LOT 1, LOT 2, AND LOT 3 MUST COME OFF OF TRACT A.
10. 1 TREE IS REQUIRED FOR EVERY 40' OF WELD COUNTY ROAD 5 STREET FRONTAGE.
11. NOTES 14-16 OF THE FOX CHASE SUBDIVISION AMENDMENT #1 RECORDED AT 3876797 ADDRESS LANDSCAPING ALONG THE EASTERN PROPERTY BOUNDARY OF LOT 1. THIS NOTE HEREBY REPLACES/AMENDS THOSE REQUIREMENTS BY REQUIRING LANDSCAPING AROUND BUILDINGS ON EACH LOT AS RECORDED IN THE COVENANTS FOR THE PROPERTY. IN GENERAL, AT LEAST 25 TREES AND 60 BUSHES ARE REQUIRED TO SCREEN THE BUILDINGS ON EACH LOT.

**CERTIFICATE OF OWNERSHIP:**

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

LOT 1, FOX CHASE SUBDIVISION AMENDMENT NO. 1, RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 3876797, BEING A PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF HAUCK FARM, THUS DESCRIBED PLAT CONTAINS 38.264 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 9th DAY OF May 2018  
 OWNER(S): STEVEN KLOEPPER

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Weld

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Steven Kloepper ACTING IN HIS CAPACITY AS Owner OF 3876797 THIS 9th DAY OF May 2018

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES Oct. 19, 2019

NOTARY PUBLIC  
 LORI MICHELLE TREJO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154041174  
 My Commission Expires Oct. 19, 2019

**SURVEYOR'S CERTIFICATE:**

I, ALBERT V. VALLETTA, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 30TH DAY OF APRIL, 2018.



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

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018 - 066 THIS 20th DAY OF March 2018

CHAIRMAN Mae  
 PLANNING COMMISSION SECRETARY Kathy Lawson

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL MINOR SUBDIVISION PLAT MAP OF THE HAUCK FARM, IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1279, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 10, 2018. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS. THE TOWN SHALL HAVE NO OBLIGATION TO PROVIDE ANY IMPROVEMENTS, MAINTENANCE THEREOF, OR TO ACCEPT SUCH IMPROVEMENTS OR MAINTENANCE EXCEPT TO THE EXTENT AS MAY BE SET FORTH IN THAT SEPARATE MEMORANDUM.

THIS ACCEPTANCE OF THE MINOR SUBDIVISION PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

ATTEST:  
Megan C. Martine  
 TOWN CLERK



OWNER/DEVELOPER:  
 STEVEN KLOEPPER  
 1435 CR 16 1/2  
 LONGMONT, CO 80504

ENGINEER:  
 KURT ROLLIN, P.E. CES CONSULTANTS, LLC  
 721 4TH STREET, SUITE 1  
 FORT LUPTON, COLORADO 80621

**SHEET INDEX**

1. COVER SHEET
2. PLAN SHEET

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

DATE PREPARED:  
 APRIL 30, 2018

HAUCK FARM  
 WEST 1/4 NW1/4 SECTION 28, T. 2 N., R. 68 W.

COVER SHEET



DATE:	JOB NUMBER:	REVISIONS	BY	DATE
APRIL 30, 2018	1604-002			
SHEET 1 OF 2				

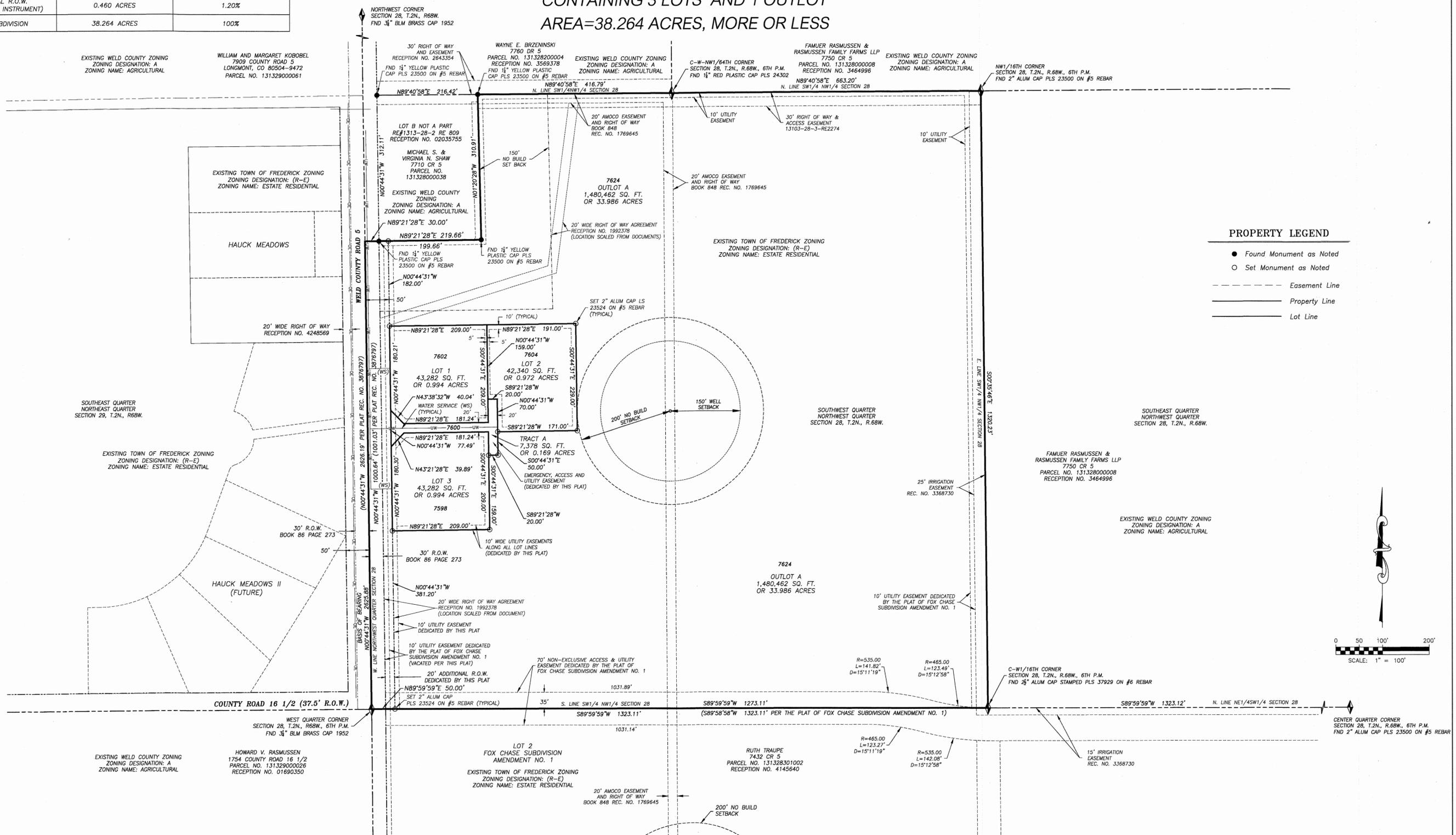
SURVEYED BY: SE  
 DRAWN BY: AVV  
 CHECKED BY: RD

# HAUCK FARM

A REPLAT OF LOT 1 OF FOX CHASE SUBDIVISION AMENDMENT NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P. M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 3 LOTS AND 1 OUTLOT  
 AREA=38.264 ACRES, MORE OR LESS

LAND USE TABLE		
USE	ACREAGE	PERCENT
LOTS 1-3 SINGLE FAMILY	2.960 ACRES	7.74%
OUTLOT A	33.986 ACRES	88.82%
TRACT A	0.169 ACRES	0.44%
COUNTY ROAD R.O.W. (BOOK 86 PAGE 273)	0.689 ACRES	1.80%
ADDITIONAL R.O.W. (BY SEPARATE INSTRUMENT)	0.460 ACRES	1.20%
TOTAL SUBDIVISION	38.264 ACRES	100%

OUTLOT/TRACT TABLE	
USE	ACREAGE
OUTLOT A	33.986 ACRES
TRACT A	0.169 ACRES
TOTAL OUTLOT AND TRACT	34.155 ACRES



**PROPERTY LEGEND**

- Found Monument as Noted
- Set Monument as Noted
- Easement Line
- Property Line
- Lot Line



DATE:	JOB NUMBER:	REVISIONS	BY	DATE	SCALE: 1" = 100'
APRIL 30, 2018	1604-002				SURVEYED BY: SE
					DRAWN BY: AVV
					CHECKED BY: RD
SHEET 2 OF 2					

**HAUCK FARM**  
 SW1/4 NW1/4 SECTION 28, T. 2 N., R. 68 W.

**PLAN SHEET**