

| PLANNING COMMISSION 6:00 P.M. | MAY 13, 2024 |
FORT MORGAN FARMS LLC MINOR SUBDIVISION

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MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

April 11th, 2024

Tammy and Ralph L. Beauprez Jr.
6423 Co Rd U
Wiggins, CO 80654
Sent via email: tbeauprez@wigginstel.com

Donna Beauprez
6791 Co Rd U
Wiggins, CO 80654

Fort Morgan Farms, LLC
5821 Weld Co Rd 54
Bellvue, CO 80512
rob@morningfreshdairy.com

Dear:

Tammy and Ralph L. Beauprez Jr., Donna Beauprez and Fort Morgan Farms, LLC,

Your Application for a Minor Subdivision has been received by our office and will go to review and decision by the Planning Commission and the Board of County Commissioners. The hearing for the Planning Commission will be held on **May 13th, 2024 at 6:00 P.M.**

Mineral Right notifications need to be made by April 12th, 2024 and proof of mailing provided to our office no later than April 26th, 2024 (at least 15 days prior to the above mentioned hearing date).

As per Section 2-390(B), notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide one sign for each hearing, for County Road T, it is up to you to post it.

Planning Commission sign notice dates: **Posted by May 3rd, 2024**
Pictures and Affidavit by May 8th, 2024

We will have the sign ready to be picked up in our office on April 26th, 2024.

It is necessary that you be present at the hearing to answer any questions the Planning Commission may have. If you are unable to attend, a letter stating who will be representing you will be needed.

Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

FILE SUMMARY



**MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY**

May 6, 2024

Hearing date – May 13, 2024

**APPLICANT: Tammy and Ralph Beauprez
LANDOWNER: Fort Morgan Farms, LLC**

This application is for a 3-lot Minor Subdivision of 8.25 acres located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654. The property is zoned Agriculture Production.

Lot 1 will be 1.81 acres, Lot 2 will be 2.51 acres and Lot 3 will be 3.92 acres. Lot 1 is currently vacant, Lot 2 has an existing residence, and Lot 3 currently has grain bins and out buildings.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision, the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1) Northeast Colorado Health Department has issued a letter regarding onsite wastewater treatment systems on Lots 1 thru 3.
 - 2) Lots 1 and 3 can be served by Morgan County Quality Water, Lot 2 will continue to be served by a well. Due to building setbacks the well is located on Lot 3, there is a well maintenance easement dedicated.
 - 3) All lots have permitted access off of County Road T. There is also an access easement being dedicated on all 3 lots for grain deliveries due to tight turn arounds.
 - 4) Property is located in the Wiggins Fire District.
 - 5) Soil map was provided by the Natural Resources Conservation Service.

- 6) The applicant notified the mineral rights owners.
- 7) Right to Farm notices were signed by the property owner and provided with the application.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the northwest planning area.
Chapter 2, Plan Summary
Goal: Section 2.C.1- To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established.

Lot 1 is currently vacant, Lot 2 has an existing residence, and Lot 3 currently has grain bins and out buildings. Large parcels used as single family home sites surrounded by farmland are in the area. There is access to County Road T, Morgan County Quality Water, and Morgan County REA.

- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.

All properties adjoining this proposed subdivision are in the Agricultural Production District. To the north, there are large parcels with single family residences and farmland. To the south and east is farm ground. Buffer is created by the road and/or distance.

Nicole Hay
Morgan County Planning Administrator

ORIGINAL SUBMITTAL

Original Application

Right to Farm



MORGAN COUNTY
 PLANNING, ZONING &
 BUILDING DEPT. 231 Ensign,
 P.O. Box 596
 Fort Morgan, Colorado 80701
 PHONE (970)542-3526
 FAX (970)542-3509

Email: permits_licensing@co.morgan.co.us

PERMIT # MS2024 - 0002

Date Received	<u>2/27/24</u>	Received By	<u>JS</u>
Fee:	<input type="checkbox"/> Administrative Review \$300	<input checked="" type="checkbox"/> Full Review \$	<u>550.00</u>
CK/CC #:	<u>3073</u>	Paid	<u>3/25/24</u>
Recording Fee \$	_____	CK/CC #:	_____
PC Date:	___/___/___	BOCC Date:	___/___/___
100 Year Floodplain?	<u>Y/N</u>	Taxes Current?	<u>Y/N</u>

MINOR SUBDIVISION APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT
 Name Jammy and Ralph L. Beauprez Sr + Donna Beauprez
 Address 6423 CR U Wiggins, CO, 80654
6791 CR U Wiggins
 Phone _____
 Email _____

LANDOWNER
 Name Fort Morgan Farms, LLC
 Address 5821 Weld CO Rd 54 Bellvue, CO 80512
 Phone _____
 Email _____

SURVEYOR
 Name Thomas Land Surveying, LLC
 Address 2619 W 11th St, Rd Ste 24 Greeley, CO, 80634
 Email _____
 Phone (970) 304-0984

Minimum Lot Size Requirements:
 -Minimum lot size for parcels containing both a water well and septic system is 2.5 (two and one half) acres
 -Minimum lot size for parcels without a water well and served by a public or private water system and septic system is 1 (one) acre

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): **Attach extra pages if needed*
5420 Co Rd T, Wiggins, CO, 80654

Parcel #: 1045 - 3100 - 00 - 002 Zone District: A

S: 36 T: 4 R: 60 1/2 NW 1/4

Total acreage in parcel: 160 Number of lots to be created: 3

Is property located within 1320' (1/4) of a livestock confinement facility? Y/N

Distance and Direction to Nearest Community: Wiggins - 3 miles away to the SW

PRESENT use of property Single family residence
 PROPOSED use of property 4 vacant single family Res. lot 2, Grain Bins Lot 3

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

MINOR SUBDIVISION APPLICATION REQUIRED ATTACHMENT LIST
Additional information may be required by staff

- Application Fee:** Non-Refundable Application Fee due with application as determined by staff:
-Made payable to Morgan County Planning & Zoning
- \$300 Administrative Review
OR
 \$_____ Full Review
- | | |
|------------------------|--|
| Up to 10.90 acres..... | \$550.00 |
| 11 - 20.9 acres | \$575.00 |
| 21 - 30.9 acres | \$600.00 |
| 31 - 40.9 acres | \$625.00 |
| 41 - 60.0 acres | \$650.00 |
| 60.0 acres+..... | \$650.00 Plus \$15.00 per 40 acres or fraction therein of excess of 60 acres |

For example: 99 acres property would be 99-60=39 acres in excess so: \$650+\$15=\$665 fee
**Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

- Project Narrative:** Narrative to include:
- Project Description
 - Purpose of request, including minor subdivision criteria
 - Additional information to show project's intent
 - How project will relate to or impact existing adjacent uses
 - All off-site impacts and proposed mitigation measures
 - Development or implementation schedule of project
 - General topography of land and potential hazards
 - If property is in the floodplain, give Zone, panel number, and panel date
<https://msc.fema.gov/portal/home>
 - Is proposed subdivision located within a Fire District?

- Site Plans/Maps:** Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations Section 6-170 -- **must show the original exempted parcel and the parcel being created through this amendment (SUBMIT ELECTRONICALLY)**
- Improvement location certificate, including setbacks of existing structures, wells and septic system **(SUBMIT ELECTRONICALLY)**
- Include any easements required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

- Proof of Ownership:** Current title insurance commitment (within last 6 months)
- Names, addresses and phone numbers for all property owners

- Utilities/Access** Water- Must have "Will Serve Letter" for lots being subdivided

Septic System

- o Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
- o Private System - "Will Serve Letter"
- o Proposed Septic System - "Will Serve Letter"
- o Public System - "Will Serve Letter"

Electric (Electric bill or letter of commitment from electricity provider)

Driveway Permit from CDOT or Morgan County Road and Bridge (If required by staff)

Ditch Company- Proof of contact if there is a ditch on or next to your property

Technical:

Impact statement from Morgan County **Extension** for determination of the number of animal units this land can sustain

Soil Map from Morgan Conservation District showing suitability for sanitary facilities, and building site development for site specific soil

Revegetation Plan

Notification to all mineral rights owners and/or lessees

Provide names and addresses as well as a copy of a letter sent **30 days prior** to submission or if unable to locate, submit a list of owners/lessees showing 3 sources of attempts to locate.

Declaration of **restrictive covenants**

Homeowners Association agreement and by-laws

Right to Farm Policy signed by Landowner (attached)

Recording Fees: *All recording fees will be collected at the conclusion of all hearings Made payable to Morgan County Clerk & Recorder*

Plat map recording fee

\$13.00 first page

\$10.00 per page thereafter

___ # additional pages x 10 = \$___ + \$13 = \$___ Total Recording Cost

Covenants recording fee

\$13.00 first page

\$ 5.00 per page thereafter

*Title to any or all of the Minor Subdivision **CANNOT** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders office.

Additional Information required by staff: *Applicant provided Certificate of Fact of Good Standing and also Statement of Authority.*

Paper Application Sets
One sided only please

Digital Copy of Complete Application

LANDOWNER AND APPLICANT STATEMENTS

Property taxes must be current prior to processing application.

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct.

Application must be signed by applicant and landowner as it appears in title insurance.

Donna J. Beaucaprez
Applicant Signature

Date

1-21-2024

Landowner Signature

Date

Fort Morgan Farms, LLC

[Signature]
Landowner Signature

2-13-24
Date

Applicant Signature

Date

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

To Be Signed by Landowner

Fort Morgan Farms LLC by
[Signature] *2-13-24*
Signature Date
Robert Cravens
Printed Name
5821 WLR STE
Address
Bellvue CO 80512

RECEIPT

Morgan County

731 Ensign, Fort Morgan, CO 80701
(970) 542-3526



MS2024-0003 | Minor Subdivision Permit

Receipt Number: 544892

Payment Amount: **\$550.00**

April 8, 2024

Transaction Method	Payer	Cashier	Reference Number
Check	Ralph Beauprez JR	Jenafer Santos	3073

Comments

Paid on 3/25/2024

Assessed Fee Items

Fee items being paid by this payment

Assessed On	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
4/08/24	Minor Subdivision Up to 10.9 acres		\$550.00	\$550.00	\$0.00
Totals:			\$550.00	\$550.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
05420 CO RD T WIGGINS, CO 80701	FORT MORGAN FARMS LLC	5821 WELD CO RD 54 BELLVUE, CO 80512	

Description of Work

Subdividing off 3 lots. Lot 1 is 1.43 acres and will be a vacant lot. Lot 2 is 2.5 acres and will consist of a single family residence. Lot 3 is 3.8 acres and will consist of the existing grain bins.

APPLICANT NARRATIVE

April 9, 2024

R&T BEAUPREZ MINOR SUBDIVISION AND DONNA BEAUPREZ

6423 COUNTY ROAD U
WIGGINS, CO 80654

PROJECT NARRATIVE: The intent is to do a minor subdivision of a corner consisting of three lots.

Lot 1: Is a vacant lot, consisting of Gross 1.81 Acres Net 1.43 Acres, more or less.

Lot 2: Is a single-family residence consisting of Gross 2.51 Acres Net 2.38 Acres, more or less.

Lot 3: Is a grain bin sight and outbuildings consisting of Gross 3.92 Acres Net 3.78 Acres, more or less.

The minor subdivision is to section the corner into three lots, the grain bins, house and outbuildings, which have been in place for several years, this minor subdivision will not mitigate or impact any adjacent owners.

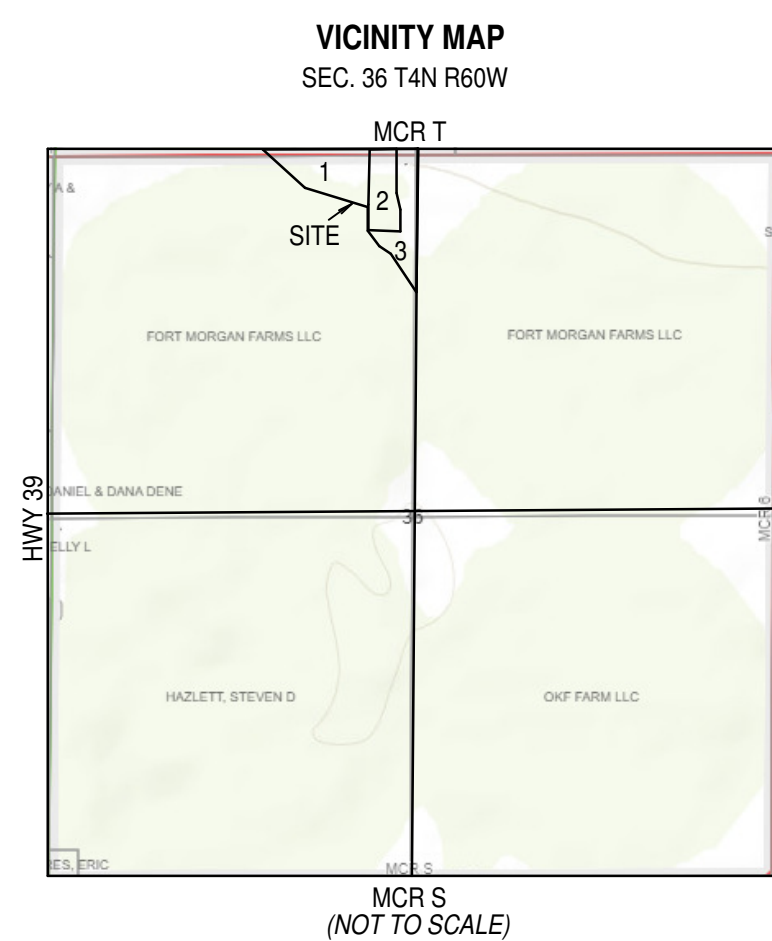
The minor subdivision is not in a flood zone.

The minor subdivision is located within the Fire District.

SITE PLAN / MAPS

R&T BEAUPREZ MINOR SUBDIVISION

MINOR SUBDIVISION #MS2024-XXXX
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M.,
COUNTY OF MORGAN, STATE OF COLORADO



NOTES:

- MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS EXEMPTION.
- ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT FORT MORGAN FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

(PROVIDED BY EQUITY ASSOCIATES II, TITLE COMMITMENT FILE NO. 00057480-003-T03-SB, DATED DECEMBER 4, 2023)

THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED AS SHOWN ON THIS PLAT.

EXECUTED THIS ____ DAY OF _____, 2024.

OWNER:

FORT MORGAN FARMS, LLC

BY:

STATE OF COLORADO)
COUNTY OF MORGAN) SS.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 2024, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

DEDICATION:

I, THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS, STREETS/ROAD, AND EASEMENTS TO BE KNOWN AS THE PLAT OF RT BEAUPREZ MINOR SUBDIVISION, AND DO HEREBY GRANT AND CONVEY TO MORGAN COUNTY AN EASEMENT OVER ANY AND ALL PRIVATE STREETS/ROADS AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PAGES OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE STREETS/ROADS AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

EXECUTED THIS ____ DAY OF _____, 2024.

OWNER:

FORT MORGAN FARMS, LLC

BY:

STATE OF COLORADO)
COUNTY OF MORGAN) SS.

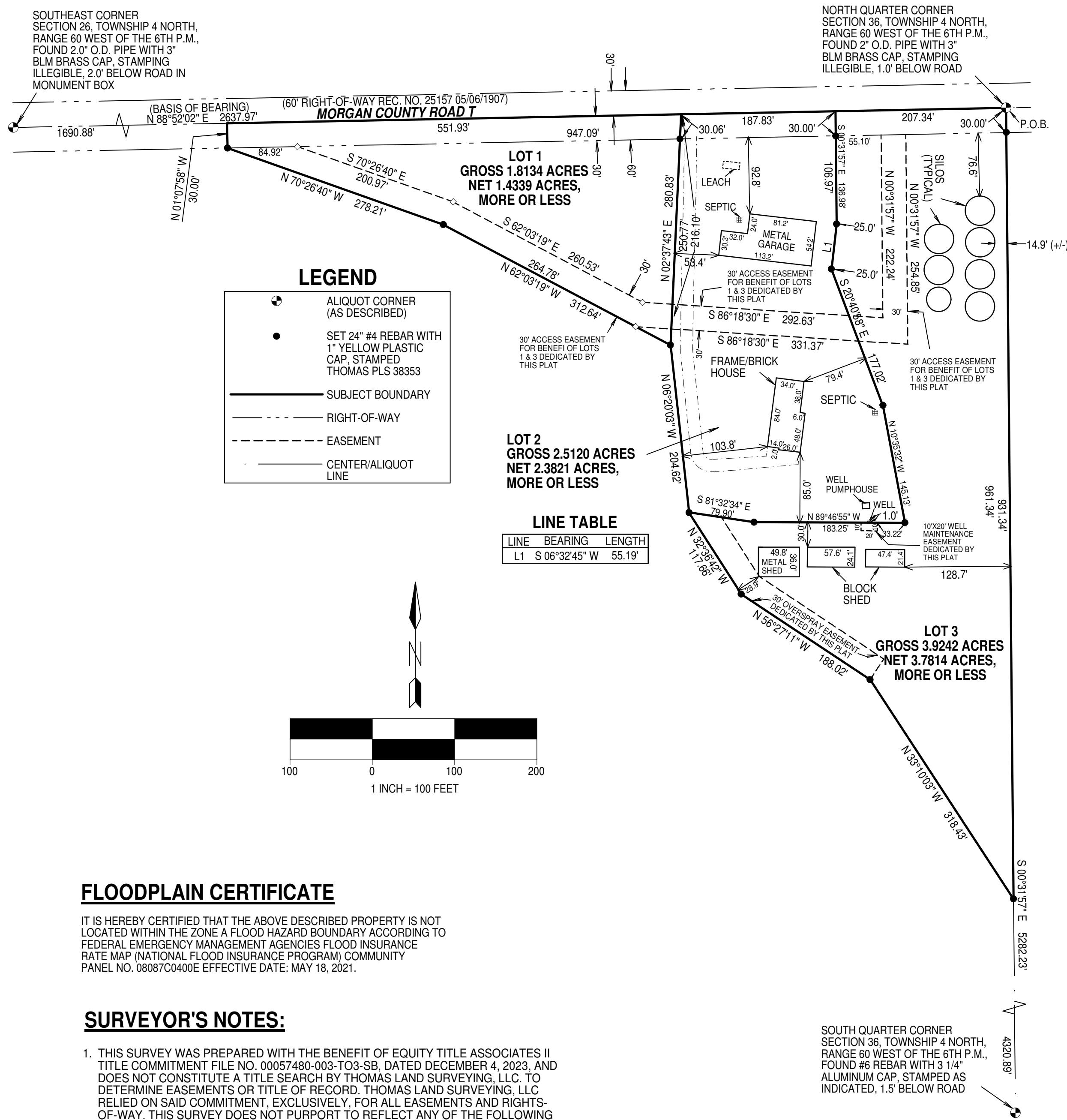
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 2024, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



FLOODPLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN THE ZONE A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 08087C0400E EFFECTIVE DATE: MAY 18, 2021.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF EQUITY TITLE ASSOCIATES II TITLE COMMITMENT FILE NO. 00057480-003-T03-SB, DATED DECEMBER 4, 2023, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC, TO DETERMINE EASEMENTS OR TITLE OF RECORD. THOMAS LAND SURVEYING, LLC RELIED ON SAID COMMITMENT, EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS-OF-WAY. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508, WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. 1858 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

NOTES:

MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS EXEMPTION.

ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 88°52'02" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, AND IS MONUMENTED AS INDICATED.

SURVEYOR'S CERTIFICATE:

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. 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 MORGAN COUNTY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

ROBERT D. THOMAS
COLORADO PROFESSIONAL LAND SURVEYOR #38353

DATE _____

ATTEST:

CLERK OF BOARD _____

CHAIRMAN _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF MORGAN) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____

____ O'CLOCK ____ M., THIS ____ DAY OF _____

20____, AND IS DULY RECORDED IN PLAT FILE _____, FEES _____ PAID

CLERK AND RECORDER _____

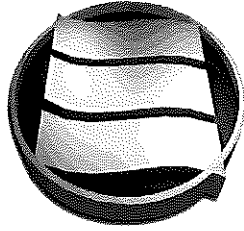
DEPUTY _____

PROOF OF OWNERSHIP

Current Title Insurance Commitment

Certificate of Good Standing

Statement of Authority



EQUITY TITLE OF COLORADO

520 Sherman Street
Fort Morgan, CO 80701
Phone: (970) 867-0515 • Fax: (970) 867-2246

Date: December 11, 2023

Our File Number: 00057480 SB

C-1 – New TBD Commitment

Re: Fort Morgan Farms, LLC / TBD

Property Address: 5420 County Road T Wiggins, CO 80654

Escrow Officer: Title Only

Title Officer: Shelly Butt

(303) 563-4655

shellyb@equitycol.com

[Delivery List]

Seller:
Fort Morgan Farms, LLC

Buyer:
TBD

Copy to:
Thomas Land Surveying, PLS
2619 West 11th Street Road Suite 24
Greeley, CO 80634
Attn: Bob Thomas
Ph: (970) 222-3311 Fax
Email: bob@thomasls.com
SENT VIA EMAIL



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
ISSUED BY
Stewart Title Guaranty Company - II

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company - II, a Texas (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Shelly R. Butt

Authorized Countersignature

Equity Title Associates II, LLC

Company Name

Fort Morgan, CO 80701

City, State



Frederick H. Eppinger

Frederick H. Eppinger
President and CEO

David Hisey

David Hisey
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PROFORMA POLICY

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the proforma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY - II

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company - II, P.O. Box 2029, Houston, Texas 77252-2029.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Equity Title Associates II, LLC
Issuing Office: 520 Sherman Street, , Fort Morgan, CO 80701
ALTA® Universal ID: None
Loan ID Number:
Issuing Office File Number: 00057480-003-TO3-SB
Property Address: 5420 County Road T, Wiggins, CO 80654

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Effective Date: **December 4, 2023**
2. Policy to be issued:
 - (a) **None**

Proposed Insured:	[TBD]
Proposed Amount of Insurance:	\$0.00
The estate or interest to be insured:	[FEE SIMPLE]
 - (b) **None**

Proposed Insured:	[NONE]
Proposed Amount of Insurance:	\$0.00
The estate or interest to be insured:	[FEE SIMPLE]
 - (c) **None**

Proposed Insured:	[]
Proposed Amount of Insurance:	
The estate or interest to be insured:	[]
3. The estate or interest in the Land at the Commitment Date is:
[FEE SIMPLE]
4. The Title is, at the Commitment Date, vested in:
[Fort Morgan Farms, LLC, a Colorado limited liability company]
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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TITLE PREMIUMS

TBD Commitment Fee	\$	300.00
TOTAL	\$	\$ 300.00

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**EXHIBIT A
LEGAL DESCRIPTION**

The Northwest Quarter (NW ¼) of Section 36, Township 4 North, Range 60 West of the 6th P.M., County of Morgan, State of Colorado.

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010-UN ALTA Commitment for Title Insurance Exhibit A (07-01-2021)

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SCHEDULE B – PART I REQUIREMENTS

All of the following Requirements must be met:

- A. ~~The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.~~
- B. ~~Pay the agreed amount for the estate or interest to be insured.~~
- C. ~~Pay the premiums, fees, and charges for the Policy to the Company.~~
- D. ~~Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.~~

i. ~~[]~~

ii. ~~[]~~

~~[=clause=]~~

- E. ~~Evidence if any that all assessments for common expenses due under the Declaration referred to in Schedule B, Section 2 contained herein, have been paid.~~
- F. ~~Receipt by the Company of a satisfactory Final Affidavit, executed by Fort Morgan Farms, LLC.~~
- G. ~~Receipt by the Company of a satisfactory Final Affidavit, executed by TBD.~~
- H. ~~Payment of all taxes and assessments now due and payable.~~

END OF SCHEDULE B – Part I

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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SCHEDULE B – PART II EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are 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.

NOTE: Upon receipt of [a satisfactory survey and] [final affidavits], as shown in Schedule B - Section 1, Exceptions 1 through 4 will not appear on the Lender's Policy (if any) to be issued hereunder.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date of which all of the Schedule B, Part I - Requirements are met.

NOTE: Provided Equity Title Associates II, LLC conducts the closing of this transaction, Exception 5 will be deleted.

6. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.

NOTE: Upon payment of all taxes and assessments now due and payable, as shown in Schedule B - Section 2, Exception 6 will be amended to read as follows: "Taxes and assessments for the year 2022 and subsequent years, a lien, not yet due or payable."

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; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.
8. Reservations contained in the State of Colorado Patent, dated September 12, 1956, and recorded September 21, 1956 as Reception No. [427324](#). The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Morgan County Roads T and 5, as presently in existence.
10. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, as set forth in the Order, recorded May 6, 1907, as Reception No. [25157](#).

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

11. Terms and conditions as set forth in the Deed, recorded November 30, 1971, as Reception No. [569246](#).
12. Terms and conditions as set forth in the Bargain and Sale Deed (Water), recorded December 30, 2021, as Reception No. [937698](#).
13. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:
 - a.) Mountain Bell Telephone Company recorded October 2, 1981, in [Book 821 at Page 502](#).
 - b.) Morgan County REA, recorded January 22, 1982, in [Book 825 at Page 656](#).
 - c.) Wiggins Telephone Association, recorded October 9, 1992, in [Book 947 at Page 824](#).
 - d.) Colorado Interstate Gas Company, recorded July 26, 1984, in [Book 858 at Page 228](#).
14. **Deed of Trust from [Fort Morgan Farms, LLC, a Colorado limited liability company] to the Public Trustee of [Morgan] County for the benefit of Ralph L. Beauprez, Jr. and Tammy M. Beauprez, to secure an indebtedness in the principal sum of \$1,500,000.00, and any other amounts and/or obligations secured thereby, dated December 29, 2021, and recorded December 30, 2021, as Reception No. [937699](#).**

END OF SCHEDULE B – PART II

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DISCLOSURES

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Equity Title Associates II, LLC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

**Orange Coast Title Family of Companies
PRIVACY POLICY**

We are committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Your California Rights (see attachments) or you may visit our website at

<https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. *Only applies to CA residents*

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will post the updated Privacy Policy on our website and provide the ability to opt out (as required by law) before the new policy becomes effective.

If you have any questions or comments regarding our Privacy Policy you may contact us at our toll free number (866) 241-7373 or email us at dataprivacy@octitle.com.

Privacy Policy Last Revision 12/26/2019
Effective on 1/1/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know

You have the right to know:

- The categories of personal information we have collected about or from you;
- The categories of sources from which we collected your personal information;
- The business or commercial purpose for collecting or sharing your personal information;
- The categories of third parties with whom we have shared your personal information; and
- The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website <https://www.titleadvantage.com/privacypolicy.htm> or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion

You have a right to request that we delete the personal information we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete your information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure we do not inadvertently delete your personal information based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out

We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination

You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors

If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle.com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice

The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected

The categories of personal information we have collected include, but may not be limited to:

- real name
- signature
- alias
- SSN
- physical characteristics or description, including
- protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number

- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

Categories of Sources

Categories of sources from which we've collected personal information include, but may not be limited to:

- the consumer directly
- public records
- governmental entities
- non-affiliated third parties
- affiliated third parties

Business Purpose for Collection

The business purposes for which we've collected personal information include, but may not be limited to:

- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared

The categories of third parties with whom we've shared personal information include, but may not be limited to:

- service providers
- government entities
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice

We have not sold the personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the personal information of minors under sixteen years of age without affirmative authorization.

Disclosure Notice

The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.

- | | | |
|---|------------------------------------|--|
| • real name | • address | • credit card number |
| • Signature | • telephone number | • debit card number |
| • Alias | • passport number | • financial account numbers |
| • SSN | • driver's license number | • commercial information |
| • physical characteristics or description, including protected characteristics under federal or state law | • state identification card number | • professional or employment information |
| | • IP address | |
| | • policy number | |
| | • file number | |
| | • employment history | |
| | • bank account number | |

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866)

241-7373

Email Us at dataprivacy@octitle.com

Revised on 1/24/2020 / Effective on 1/1/2020

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company - II and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. We do not control their subsequent use of information, and suggest you refer to their privacy notices.

Sharing practices

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company - II, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

**THIS ADDENDUM IS MADE PART OF THE POLICY AND IS PERMANENTLY AFFIXED
HERETO
COLORADO ANTI-FRAUD DISCLOSURE
PURSUANT TO C.R.S. 10-1-128 (6)**

"It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

FORT MORGAN FARMS, LLC

is a

Limited Liability Company

formed or registered on 03/28/2000 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20001063733 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/14/2024 that have been posted, and by documents delivered to this office electronically through 02/15/2024 @ 10:55:23 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/15/2024 @ 10:55:23 in accordance with applicable law. This certificate is assigned Confirmation Number 15754500 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named **Fort Morgan Farms, LLC**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

- corporation
- nonprofit corporation
- limited liability company
- general partnership
- limited partnership
- other:
- registered limited liability partnership
- registered limited liability limited partnership
- limited partnership association
- government or governmental subdivision or agency
- trust (Section 38-30-108.5, C.R.S.)

3. The entity is formed under the laws of: **Colorado**


4. The mailing address for the entity is: **5821 W. County Road 54E, Post Office Box 312, Bellvue, Colorado 80512.**

5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: **Robert L. Graves, Member.**

6.² The authority of the foregoing person(s) to bind the entity is not limited limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in real property: **NONE**

Executed this 17th day of May, 2021.



Robert L. Graves, Sole Member

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

STATE OF COLORADO)
) ss.
County of LALIMER)

The foregoing instrument was acknowledged before me this 17th day of MAY, 2021, by Robert L. Graves, sole member of Fort Morgan Farms, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: OCTOBER 10, 2023



Notary Public



¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

UTILITIES / ACCESS

Water

Septic

Electric

Driveway Permit

MORGAN COUNTY QUALITY WATER
 P.O. BOX 1218
 FORT MORGAN, CO 80701
 (970)867-3054

www.mcqwd.org

PRESORTED
 FIRST-CLASS MAIL
 US POSTAGE PAID
 Permit #19
 Fort Morgan CO 80701

SRVC	PRESENT RDC	PREVIOUS RDC	USED	AMOUNT
PB WAT	9,231	9,229	2,000	60.02
Happy Labor Day You can view or pay your bill at www.mcqwd.org.				

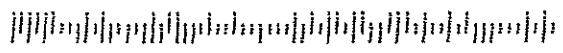
MSB

ACCOUNT #	ROUTE
555.00	2
SERVICE FROM	SERVICE TO
07/26/2023	08/28/2023
DATE SHOWN	DAYS USED
08/30/2023	33
DUE DATE	NOW DUE
09/10/2023	60.02
RETURN SERVICE REQUESTED	REMIT AFTER DUE DATE
	60.02

PLEASE RETURN THIS STUB WITH PAYMENT

SRVC ADDR	ACCOUNT #	
6420 ROAD U	555.00	
NOW DUE	DUE DATE	REMIT AFTER DUE DATE
60.02	09/10/2023	60.02

Ralph Beauprez Jr.
 6423 Road U
 Wiggins CO 80654-9209



COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

RECEIVED
OCT 02 1980

TYPE OR
PRINT IN BLACK INK.
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

STATE ENGINEER
DIVISION

STATE OF COLORADO

COUNTY OF Morgan

SS.

AFFIDAVIT

- STATEMENT OF BENEFICIAL USE OF GROUND WATER
- AMENDMENT OF EXISTING RECORD
- LATE REGISTRATION

PERMIT NUMBER 116109

LOCATION OF WELL

THE AFFIANT(S) Ralph Beauprez
whose mailing address is 6791 Co. Rd. U

County Morgan
NE 1/4 of the NW 1/4, Section 36

City Wiggins, Co. 80654
(BY TWP) (ZIP)

Twp. 4 N Rng. 60 W 6th P.M.
(N OR S) (E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 926 feet from the North section line and 1824 feet from the

West section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 16th

day of September, 1980; the maximum sustained pumping rate of the well is 15 gallons per minute, the pumping rate claimed hereby is 15 gallons per minute; the total depth of the well is 220 feet; the average annual amount of water to be diverted is 1 acre-feet; for which claim is hereby made for House, Lawn, Livestock

purpose(s); the legal description of the land on which the water from this well is used is NE-NW-Sec.36-T4N-R60W-Morgan Co. of which

Less than 1 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Ralph Beauprez

Subscribed and sworn to before me on this 20th day of Sept, 1980

My Commission expires: 2-27-83

Bruce E. DeBerna
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

ACCEPTED

OCT 7 1980
DATE

Bruce E. DeBerna
DEPUTY
STATE ENGINEER

SS
BY

FOR OFFICE USE ONLY	
Court Case No.	_____
Prior.	_____ Mo. _____ Day _____ Yr _____
Div.	<u>1</u> City, <u>44</u>
Sec.	_____ 1/4, _____ 1/4, _____ 1/4.
Well Use	<u>3</u>
Dist.	<u>1</u> Basin _____ Man. Dis _____

Well drilled by Canfield Drilling Co. Lic. No. 765

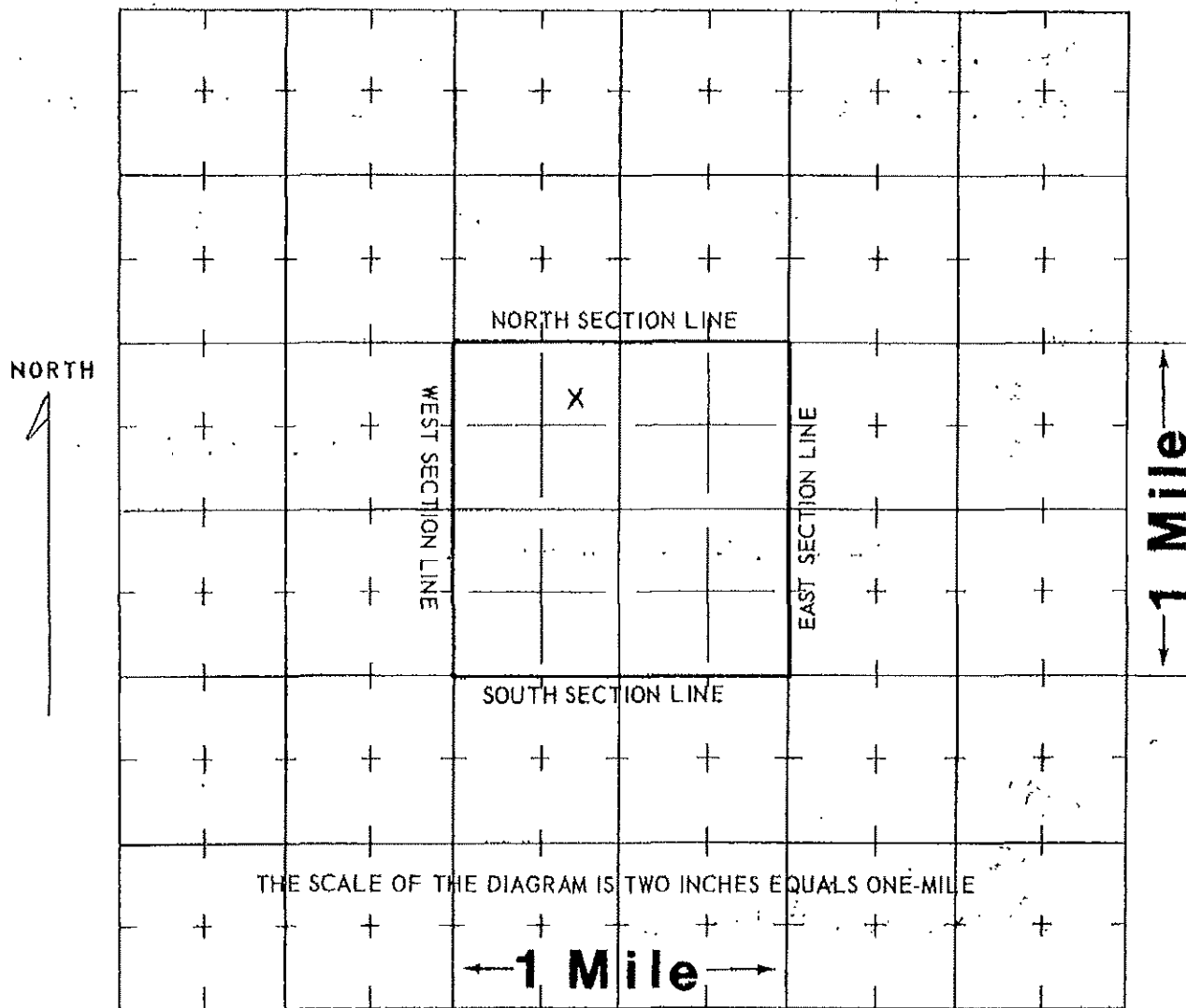
Permanent Pump installed by Canfield Drilling Co. Lic. No. 7

Meter Serial No. _____ Flow Meter Date Installed _____

Owner of land on which water is being used Ralph Beauprez

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.

1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).

1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.

1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

100 gpm pumped continuously for one year produces 160 acre-feet.

(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
PINK COPY WILL BE RETURNED TO OWNER)

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

SEP 26 1980

WATER RESOURCES
STATE ENGINEER

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 116109-A

WELL OWNER Ralph Beauprez NE 1/4 of the NW 1/4 of Sec. 36

ADDRESS 6791 Co. Rd. U, Wiggins, Co. 80654 T. 4 N, R. 60 W, 6th P.M.

DATE COMPLETED September 15, 1980

HOLE DIAMETER

7 in. from 0 to 220 ft.

_____ in. from _____ to _____ ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD _____

CASING RECORD: Plain Casing

Size 5" & kind Plastic from + 1 to 210 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 5" & kind Plastic from 210 to 220 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement

Intervals 6-16

Placement Method Spill Tube

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested September 15, 1980

Static Water Level Prior to Test 130 ft

Type of Test Pump Bailed

Length of Test 3 1/2 hrs.

Sustained Yield ~~#####~~ 15 gpm

Final Pumping Water Level 134'

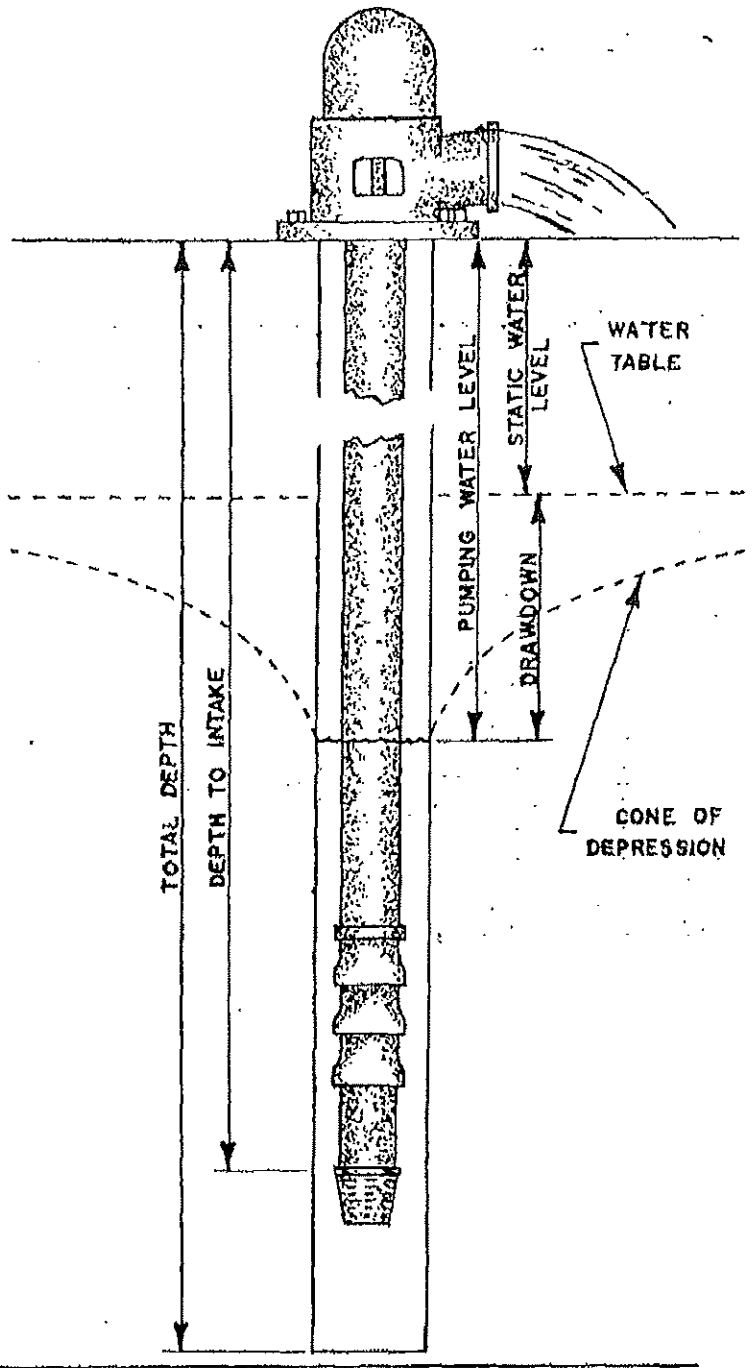
WELL LOG

From	To	Type and Color of Material	Water Loc.
0	4	loam	130'
4	20	fine sand	
20	50	sand, some gravel	
50	84	gravel	
84	98	clay	
98	143	fine sand, clay	
143	162	fine sand, a little clay	
162	166	some gravel, fine sand	
166	183	fine sand, clay	
183	190	fine sand	
190	204	clay	
204	220	gravel, fairly clean	
TOTAL DEPTH <u>220'</u>			

Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make Dempster
 Type Submersible
 Powered by Electric HP 1
 Pump Serial No. 34136
 Motor Serial No. 214-3064-110
 Date Installed September 16, 1980
 Pump Intake Depth 152'
 Remarks _____



WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____

NO TEST MADE

CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Leslie H. Casfield License No. 765

State of Colorado, County of Morgan SS

Subscribed and sworn to before me this 25th day of September, 1980.

My Commission expires: August 31, 1984.

Notary Public Donald Penn

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED
AUG 29 1980
WATER RESOURCES
STATE ENGINEER
BUREAU

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

(X) A PERMIT TO USE GROUND WATER
(X) A PERMIT TO CONSTRUCT A WELL
FOR: (X) A PERMIT TO INSTALL A PUMP

(X) REPLACEMENT FOR NO. Old Domestic & Livestock Well
() OTHER _____
WATER COURT CASE NO. None

(1) APPLICANT - mailing address

NAME Ralph Beauprez
STREET 6791 Co. Rd. U
CITY Wiggins, Co. 80654
(State) (Zip)
TELEPHONE NO. 483-6126

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 7674 1
Basin _____ Dist. _____

(2) LOCATION OF PROPOSED WELL

County Morgan
NE 1/4 of the NW 1/4, Section 36
Twp. 4 N, Rng. 60 W, 6th P.M.
(T.N.S.) (E.W.)

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
Average annual amount of ground water to be appropriated (acre-feet): 1
Number of acres to be irrigated: Less than 1
Proposed total depth (feet): 180
Aquifer ground water is to be obtained from: Alluvial
Owner's well designation Domestic & Livestock

APPROVED AS A REPLACEMENT OF WELL NO. 116109. THE EXISTING WELL MUST BE PLUGGED AND ABANDONED ACCORDING TO THE REVISED AND AMENDED RULES AND REGULATIONS FOR WATER WELL AND PUMP INSTALLATION CONTRACTORS. THE ENCLOSED AFFIDAVIT MUST BE SUBMITTED WITHIN SIXTY (60) DAYS AFTER THE CONSTRUCTION OF THE NEW WELL, AFFIRMING THAT WELL NO. 116109 WAS PLUGGED AND ABANDONED.

GROUND WATER TO BE USED FOR:

() HOUSEHOLD USE ONLY - no irrigation (0)
(X) DOMESTIC (1) () INDUSTRIAL (5)
(X) LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)
() OTHER (9) _____

APPLICATION APPROVED

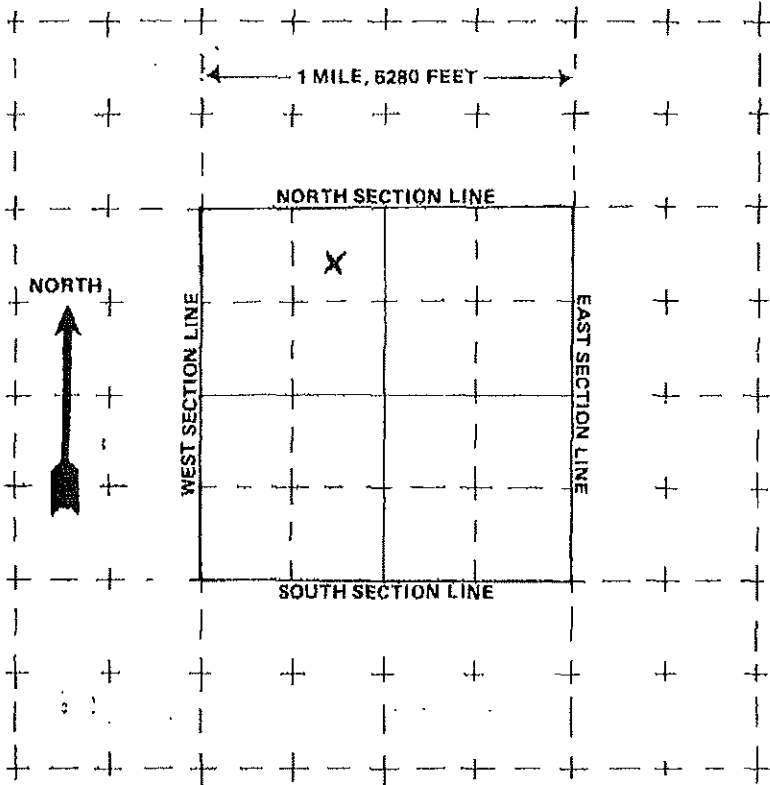
PERMIT NUMBER 116109-A
DATE ISSUED SEP 12 1980
EXPIRATION DATE SEP 12 1982
Bruce E. DeBune
(STATE ENGINEER)
DEPUTY R. Haubold
BY _____
I.D. 1-01 COUNTY 44

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Canfield Drilling Co.
Street P. O. Box 519
City Ft. Morgan, Co. 80701
(State) (Zip)
Telephone No. 867-2943 Lic. No. 7

(5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,860 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) **THE WELL MUST BE LOCATED BELOW** by distances from section lines.

926 ft. from North sec. line
(north or south)

1824 ft. from West sec. line
(east or west)

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION None

(7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: Ralph Beauprez

No. of acres 40 Will this be the only well on this tract? Yes

(8) **PROPOSED CASING PROGRAM**

Plain Casing

5 in. from + 1 ft. to 160 ft.

_____ in. from _____ ft. to _____ ft.

Perforated casing

5 in. from 160 ft. to 180 ft.

_____ in. from _____ ft. to _____ ft.

(9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

30' South of Old Well

Old Well to be filled according

to State Regulations

(10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): Ralph Beauprez No. of acres: 320

Legal description: NE-NW-Sec.36-T4N-R60W-Morgan Co.

(11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

House, Lawn, Livestock

Septic Tank & Leach Field

(12) **OTHER WATER RIGHTS** used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
<u>Irr. Well 7180-R</u>	<u>Irrigation of Farm Crops</u>	<u>SW-NW-Sec.36-T4N-R60W</u>
<u>" " 10808-F</u>	<u>" " "</u>	<u>NW-SW-Sec.36-T4N-R50W</u>

(13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

Ralph Beauprez by Maurice J. Beauprez
SIGNATURE OF APPLICANT(S)

RECEIVED
AUG 29 1980

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

TYPE OR
PRINT IN BLACK INK
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

STATE OF COLORADO

COUNTY OF Morgan

SS.

AFFIDAVIT

STATEMENT OF BENEFICIAL USE OF GROUND WATER
AMENDMENT OF EXISTING RECORD
X LATE REGISTRATION

PERMIT NUMBER 116109
Old Domestic & Livestock Well LOCATION OF WELL

THE AFFIANT(S) Ralph Beauprez
whose mailing
address is 6791 Co. Rd. U

County Morgan

City Wiggins, Co. 80654
(STATE) (ZIP)

Twp. 4 N Rng. 60 W 6th P M
IN OR S1 IE OR W1

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 896 feet from the North section line and 1824 feet from the

West section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the Spring, 19 36; the maximum sustained pumping rate of the well was 15 gallons per minute, the pumping rate claimed hereby is 15 gallons per minute; the total depth of the well was 180 feet; the average annual amount of water to be diverted is 1 acre-feet; for which claim is hereby made for House, Lawn, Livestock

purpose(s); the legal description of the land on which the water from this well is used is NE-NW-Sec.36-T4N-T60W-Morgan Co. of which

Less than 1 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Ralph Beauprez by Muriel Beauprez
Subscribed and sworn
to before me on this 28th day of August, 1980

My Commission expires: August 31, 1980
Gerald Lewis
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO
PURSUANT TO THE FOLLOWING CONDITIONS:

7674

FOR OFFICE USE ONLY

Court Case No. _____

Prior. _____ Mo. _____ Day _____ Yr. _____

Div. _____ City. _____

Sec. _____ 1/4. _____ 1/4. _____ 1/4

Well Use _____

Dist. _____ Basin _____ Man Dis _____

SEP 12 1980
DATE

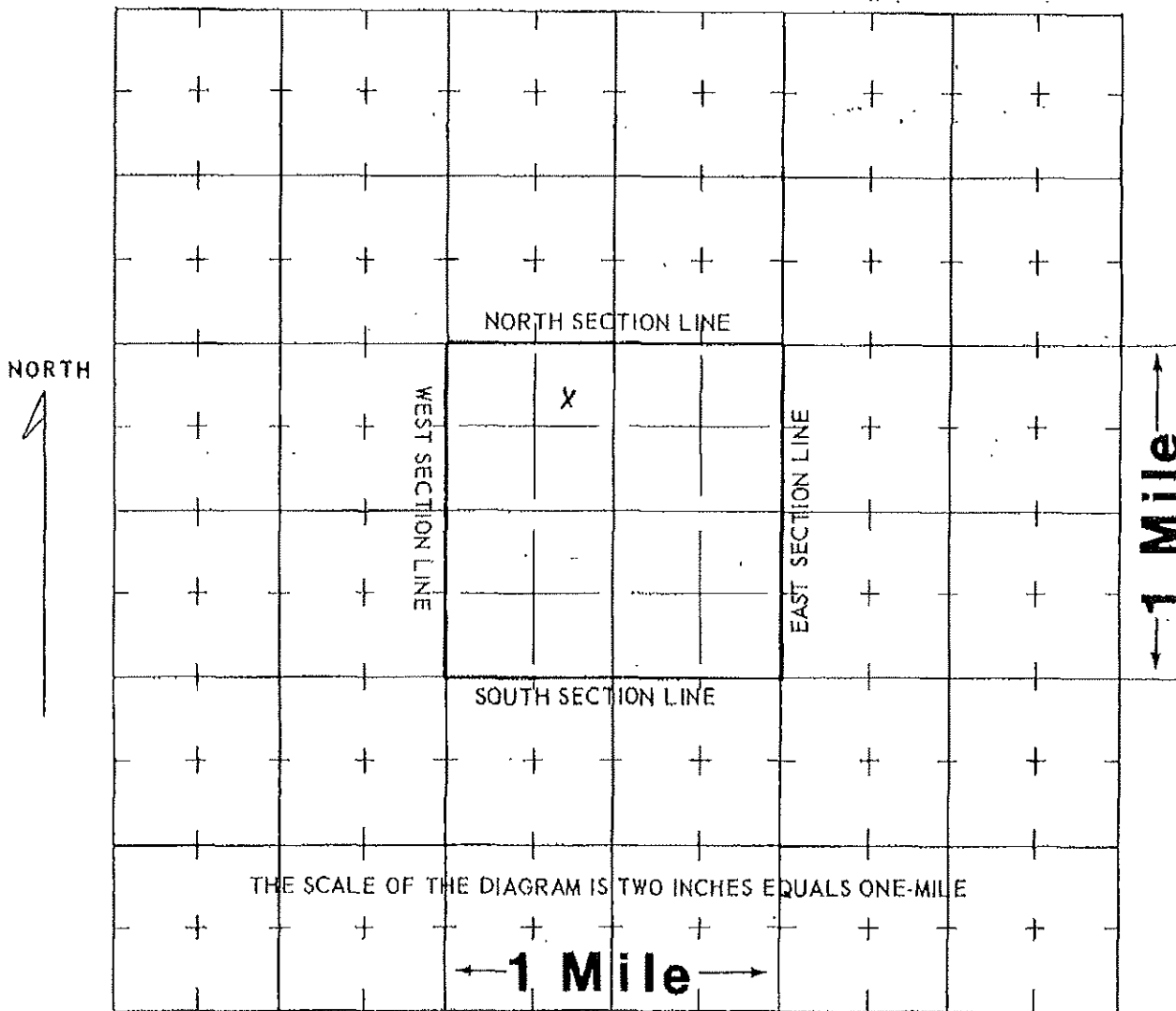
Bruce E. DeBrie
STATE ENGINEER

R. H. H. H. H.
BY

Well drilled by _____ Unknown _____ Lic. No. _____
 Permanent
 Pump installed by _____ Unknown _____ Lic. No. _____
 Meter Serial No. _____ Flow Meter Date Installed _____
 Owner of land on which
 water is being used _____ Ralph Beauprez _____

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



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- 1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
- 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
- 100 gpm pumped continuously for one year produces 160 acre-feet.

(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
 PINK COPY WILL BE RETURNED TO OWNER)



Jenafer Santos <jsantos@co.morgan.co.us>

uprez - 5420 Co Rd T

Kent Pflager

Tue, Feb 27, 2024 at 11:02 AM

To: Nicole Hay

Cc: Jenafer Santos <jsantos@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>,

See attached tap contract 0792 They have 2 tap equivalents in that meter so they would be able to split the taps apart and install meters on 2 separate parcels

Kent A Pflager

General Manager

Morgan County Quality Water District

P.O. Box 1218 17586 MCR 20

Fort Morgan, CO 80701


Phone: 970-867-3054

Fax: 970-867-3055

Cell:

Email:

[Quoted text hidden]

 [Untitled]_2024022710595792.pdf
62K

CONTRACT FOR SERVICE

The undersigned owners of the following described real estate, situate in Morgan County, Colorado, to-wit:

Ralph Beauprez
6791 Rd. U, Rt#1
Wiggins, Co. 80654

hereby requests service and contracts for service with the MORGAN COUNTY QUALITY WATER DISTRICT as follows:

		<u>COST</u>	<u>BASE NUMBER</u>
<input type="checkbox"/>	3/4 x 5/8"	\$1,000	1
<input checked="" type="checkbox"/>	3/4"	1,500	2
<input type="checkbox"/>	1"	2,500	4
<input type="checkbox"/>	1 1/2"	5,000	9
<input type="checkbox"/>	*2"	8,000	*

ACCEPTED SUBJECT TO ACCURACY OF INFORMATION SUBMITTED BY APPLICANT.

"Requires Board approval

That the number of dwellings to be served upon the premises is as follows:

- One Hog Pen
- One House

A surcharge of \$150 will be assessed in addition to the tap fee for additional taps in excess of the base.

That the legal description (within a forty acre tract) upon which tap location or dwellings are situated is as follows:

Nw 1/4 Sec. 36, T4N R60W

That the undersigned hereby pays unto the MORGAN COUNTY QUALITY WATER DISTRICT as consideration for this agreement, ten per cent (10%) of the costs for the service as above designated and further agrees that the balance of the cost of said tap and service as designated shall be paid on or before the date that construction begins.

That in consideration for the District furnishing said service, the undersigned further agrees as follows:

- a) The undersigned hereby grants unto the MORGAN COUNTY QUALITY WATER DISTRICT, a right of way and easement over and across the lands of the undersigned within said district for the purpose of construction, maintenance and repair of a pipeline for distribution and service of said quality water to the lands of the undersigned and others within said district.
- b) That the undersigned agrees to transfer to the MORGAN COUNTY QUALITY WATER DISTRICT, upon the request of said district, water or water rights presently existing upon the above described premises of a quantity and type equal to the quantity and type of service furnished to said premises by said district as determined by the amount of the meter reading.
- c) That the undersigned will comply with the rules and regulations as from time to time promulgated by the directors of the MORGAN COUNTY QUALITY WATER DISTRICT.

This agreement is binding upon the heirs, legal representatives and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 1st day of August, A. D., 1978.

Betty Ramsey

Ralph Beauprez



District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

January 18, 2024

Ralph L. Beauprez Jr., Tammy M. Beauprez,
and Donna Jean Beauprez
5420 County Rd. T
Wiggins, CO 80654

To whom it may concern:

Northeast Colorado Health Department (NCHD) has no objection to the Fort Morgan Farms South Minor Sub-division consisting of three lots, located in the North 1/4 of Section 36, Township 4N, Range 60W of the 6th P.M., Morgan County, Colorado. Total acres involved are approximately 8.25.

Lot A will be approximately 1.81 acres. Said property is currently vacant, with no potable water.

Lot B will be approximately 2.49 acres. This property has an existing residence located at 5420 County Rd T, with an existing OWTS. Potable water is be served by a private well on the property.

Lot C will be approximately 3.95 acres. Said property currently contains 7 silos, and 3 sheds. Potable water will be served by Morgan County Quality Water District.

If the current OWTS on lot B should fail, and prior to building any new on-site wastewater treatment systems within the entire subdivision, the owner(s) shall obtain from this office an application to install or repair an OWTS and remit the appropriate fee. Construction and/or repair of an OWTS shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations. Including, but not limited to, setback distances from wells, creeks, irrigation ditches, property lines, buildings, high water, floodway, and other septic systems.

If there are any questions, please call me at (970) 867-4918 ext. 2260.

Sincerely,

Elissa Groves
Environmental Health Specialist
Northeast Colorado Health Department

LOT A



Morgan County Rural Electric Association

734 Barlow Road · P.O. Box 738 · Fort Morgan, Colorado 80701
(970) 867-5688 · FAX: (970) 867-3277 · e-mail: customerservice@mcrea.org



January 18, 2024

Ralph and Tammy Beauprez
6423 County Road U
Wiggins, CO 80654-9209-23

**RE: Certification of Electric Power
NE ¼ of NW ¼, Sec 36, T04N, R60W
Ralph and Tammy Beauprez**

This letter is in regard to a request to provide certification to the Morgan County Planning and Zoning Commission, that we can provide sufficient electric power for Ralph and Tammy Beauprez in the Northeast Quarter of the Northwest ¼ of Section 36, Township 04 North, Range 60 West.

Morgan County REA presently has electric distribution lines near this property, and will be able to provide electric service to the proposed site.

We hope this letter will suffice. If we can be of any further assistance, please feel free to contact the office.

Sincerely,

Brent Kliesen
Field Engineer
Morgan County REA
734 Barlow Road
PO Box 738
Fort Morgan, CO 80701
970-867-5688 (Office)



PO Box 738
Fort Morgan, CO 80701-0738

House
Lot B

2022 Patronage Capital
Morgan County REA \$542.34
Tri-State G&T \$0.00
Total 2022 Allocation \$542.34

MAY
5th month

**TOTAL
AMOUNT DUE**
\$177.70
Due Date
05/15/2023

See next page for bill details.

Account Information		Balance Summary	
Account #:	467201	Previous Balance	\$301.17
Customer Name:	DONNA BEAUPREZ	Payment(s)	-\$301.17
Statement Date:	05/01/2023	Balance Before Current Charges	-----
Current Bill Due Date:	05/15/2023	Total Current Charges	\$177.70
Home Address:	6791 COUNTY ROAD U WIGGINS CO 80654-9209	Total Amount Due	\$177.70

See the back of this bill for information regarding capital credit allocations, and dont forget about MCREAS water Appreciation Picnic on June 15 from 5-7 p.m.

Statement Date | 05/01/2023

Location: 0460367800 Service Desc: ELECTRIC HOME
 Rate Class: 001 Meter No.: 135986541 Reading Dates: From 04/01/2023 To 05/01/2023

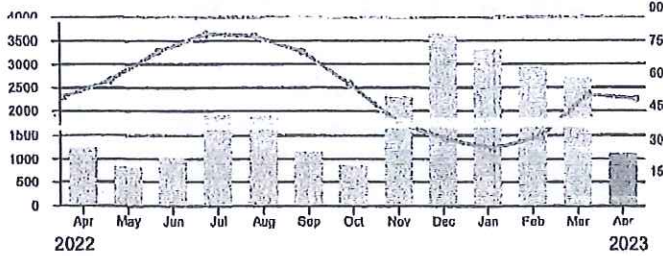
Service Address: 5420 COUNTY ROAD T

Days Served	Readings		Multiplier	kWh Usage	Demand Reading
	Previous	Present			
30	59640	60758	1.0	1118	14.544

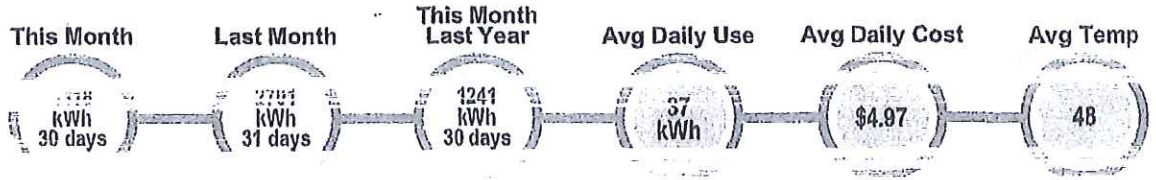
Current Service Detail

Facility Charge		\$28.00
Energy Charge	1,118 kWh @ .108400	\$121.19
Total Current Charges		\$149.19

kWh Previous Months Current Month Average Temp Temp



Energy
 Usage
 Comparison



YNNN



Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Brain Bins Lot C
OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

**TOTAL
AMOUNT DUE**
\$271.62
Due Date
09/15/2022

See next page for bill details.

Account Information		Balance Summary	
Account #:	1449409	Previous Balance	\$280.90
Customer Name:	RALPH L BEAUPREZ JR TAMMY BEAUPREZ	Payment(s)	-\$280.90
Statement Date:	09/01/2022	Balance Before Current Charges	\$0.00
Current Bill Due Date:	09/15/2022	Total Current Charges	\$271.62
Mailing Address:	6423 COUNTY ROAD U WIGGINS CO 80654-9209	Total Amount Due	\$271.62

IMPORTANT CUSTOMER INFORMATION

September is National Preparedness Month, making it a great time to discuss how to operate your generator safely. See the back of this bill for generator safety tips!



Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	1449409
Statement Date	09/01/2022
Amount Due 09/15/2022	\$271.62

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or
download the mobile SmartHub app.



RALPH L BEAUPREZ JR
TAMMY BEAUPREZ
6423 COUNTY ROAD U
WIGGINS CO 80654-9209

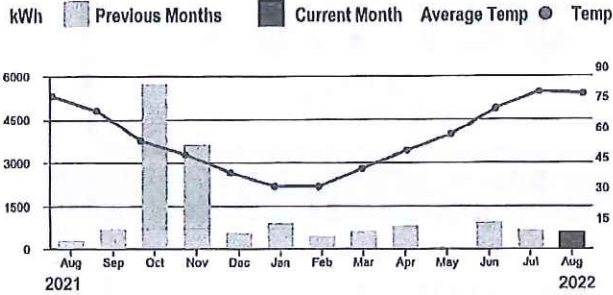
MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738



MEMBER NAME | RALPH L BEAUPREZ JR
 TAMMY BEAUPREZ
Account Number | 1449409
Statement Date | 09/01/2022

Location: 0360020800 **Service Desc:** SMALL POWER
Rate Class | **Meter No.** | **Reading Dates**
 041 | 136861667 | **From** | **To**
 08/01/2022 | 09/01/2022

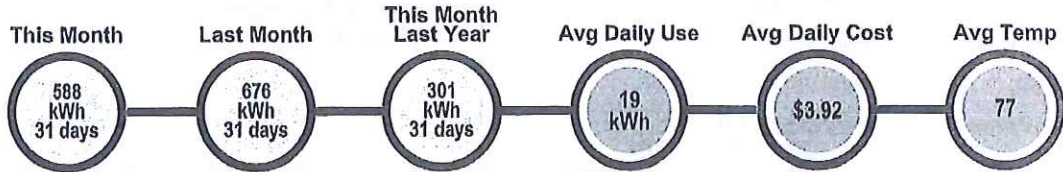
Service Address: GRAIN BINS - ROGERS
Days Served | **Readings** | **Multiplier** | **kWh Usage** | **Demand Reading**
 31 | Previous: 70879 | Present: 71467 | 1.0 | 588 | 32.069



Current Service Detail

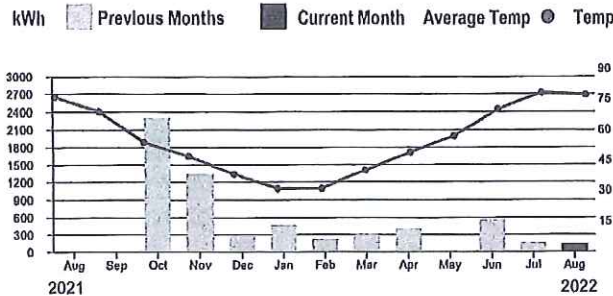
Facility Charge		\$67.00
Energy Charge	588 kWh @ .092800	\$54.57
Total Current Charges		\$121.57

Energy Usage Comparison



Location: 0459187700 **Service Desc:** SMALL POWER
Rate Class | **Meter No.** | **Reading Dates**
 041 | 136862039 | **From** | **To**
 08/01/2022 | 09/01/2022

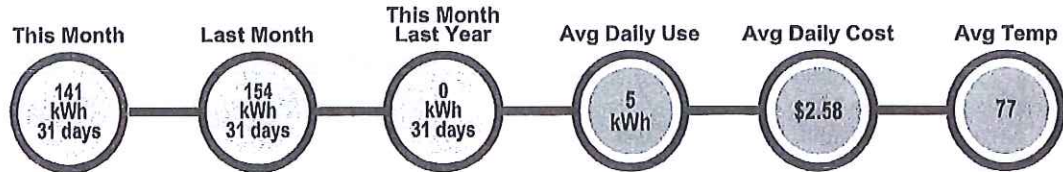
Service Address: GRAIN BINS - RUHL
Days Served | **Readings** | **Multiplier** | **kWh Usage** | **Demand Reading**
 31 | Previous: 31313 | Present: 31454 | 1.0 | 141 | 9.18



Current Service Detail

Facility Charge		\$67.00
Energy Charge	141 kWh @ .092800	\$13.08
Total Current Charges		\$80.08

Energy Usage Comparison



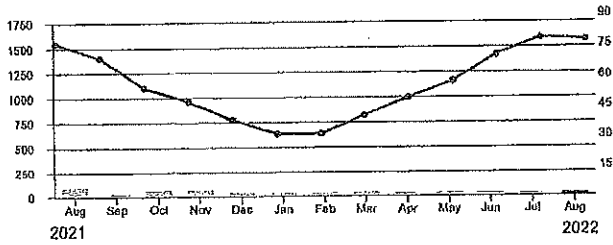
MEMBER NAME | RALPH L BEAUPREZ JR
 TAMMY BEAUPREZ
Account Number | 1449409
Statement Date | 09/01/2022

Location: 0460367600 **Service Desc:** SMALL POWER
Rate Class | **Meter No.** | **Reading Dates** | **Days Served**
 041 | 137613022 | 08/01/2022 | 09/01/2022 | 31

Service Address: GRAIN DRYER

Days Served	Previous Readings	Present Readings	Multiplier	kWh Usage	Demand Reading
31	46993	47025	1.0	32	0.043

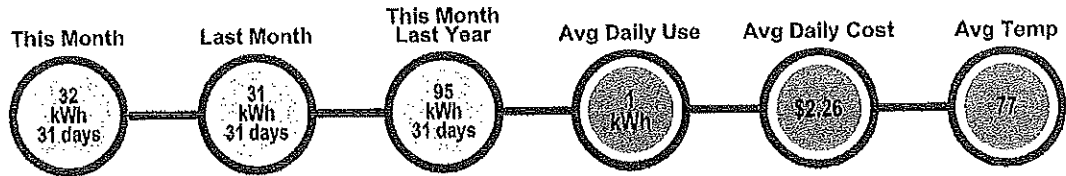
kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		\$67.00
Energy Charge	32 kWh @ .092800	\$2.97
Total Current Charges		\$69.97

Energy Usage Comparison



Brain Bins -
Lot C

Search Type: Name Last Name: BEAVERZ First: R Account & Key: Set Aside Search

Location	Geocode	Miscellaneous	Connectivity	Consumption History	Climate History	Mapping	Deposit Ck
3483	0-459262800	4539 COUNTY ROAD 7	EMER ADDR				
5490	0-459145500	6423 CR U		RURAL - RESIDENTIAL	2 - 2	01 - Morgan C...	
5489	0-4591455400	BOOSTER - SOUTH VALLEY		RURAL - RESIDENTIAL	2 - 2	- All	
5488	0-4591455400	BOOSTER - SOUTH VALLEY		IRIGATION	2 - 2	01 - Morgan C...	
				IRIGATION	2 - 2	01 - Morgan C...	

Account	Sort Name	Service Status	Rate Sched	Connect Dt	Disconn Dt	Disc Trn
459262800	BEAVERZ	EAUPH	LR	6 - Last Reconnect...	041 - SMALL POWER - THREE PHASE	09/01/2023

Meter #	Mtr Pos	Reg Set	Sec W...	Stat	Attached	Rate Schedule	Rate Profile
	1	1			- Meter Siting	041 - SMALL POWER - THREE P...	

Device Group	Device Type	Device Description	# Active	# Inactive

Lead Controller	Switch Status	Attached	Load Type	Load Status	Mtr Pos

Equip Map Location	Transf #	Status	Size	Bank #	Feeder	Substation	Pis	I Pole
0-502327200	5191450152	1 - Active	112.0	0	7	10 - ORCHARD		

Product	Description	Product Status

Lot A



Approved Driveway Access Permit Morgan County, Colorado

Driveway Access Code:		DRVT-0.323-S-SH39		Date:		1-18-2024	
Property Owner (Permittee):							
Name:		Ralph L. Beauprez Jr.					
Address:		6423 County Road U					
Address:							
City:		Wiggins		State:	CO	Zip Code:	80654
Phone:				Email:			
Agent of Property Owner (If Applicable)							
Name:							
Address:							
Address:							
City:				State:		Zip Code:	
Phone:				Email:			
Parcel Number:		1045-360-00-002					
Legal Description:		Northwest ¼ of Sec 36, Township 4, N, Range 60 West of the 6 th PM					
GPS Coordinates at the Centerline of Driveway:				Latitude:		40.276407	
				Longitude:		-104.049437	
Access onto County Road:		MCR T					
Driveway Type:		New	<input checked="" type="checkbox"/>	Existing			
Maximum Width of Approved Driveway is:				40 FEET			
Culvert Required:		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes, Required Size Is:	Inch

If a culvert is not required at the time of permit issuance but future conditions deem one necessary, the cost of said culvert may be at the property owner's expense.

The above identified driveway has been approved by Morgan County Road and Bridge Department pursuant to all terms and conditions outlined in the Application for Driveway Access Permit are adhered to. Failure to comply with these term and conditions may result in this permit being revoked and/or the driveway being removed at permittee's expense. This permit is valid only for the one driveway access identified above. Construction of said driveway may proceed.

Morgan County, Colorado
Public Works Department

Bruce Bass

Authorized Morgan County Agent Signature

Date

Application for Driveway Access Permit
Morgan County, Colorado

1. Property Owner (Permittee):
Name: Ralph L. Beaupre Jr
Address: 6423 County Road W
City/State/Zip Code: Wiggins, CO 80654
Phone: _____ Email: _____

2. Agent of Property Owner (If Applicable)
Company/Individual Name: _____
Contact Name (If Applicable): _____
Address: _____
City/State/Zip Code: _____
Phone () _____ Email: _____

3. Legal Description:
S-36 T-4 R 6 NW 1/4

? Parcel Number: 1045-360-00-002

4. Road Access:
Access onto County Road T (Circle Direction) North / South / East / West of County Road 39 Hwy

5. Driveway Type: (Check One) New Driveway Existing Driveway
Desired width of New Driveway 40 Feet.

**If this is a new driveway location, please place flagged stake marker on each side of the requested driveway location.

I have read the instructions, terms and conditions outlined in this Driveway Access Permit Application, and agree to all terms and conditions outlined therein, furthermore, I understand no liability is assumed by the County of Morgan, Colorado or its agents by issuance of a permit for this application and all costs, present and future, associated with the access provided by an Approved Driveway Access Permit are the responsibility of the property owner/agent and or any future assignees. The applicant declares the information provided are true and complete to the best of their knowledge.

Ralph L. Beaupre Jr
Property Owner/Agent Signature

1-15-2024
Date

Submit Completed Application and All Supporting Documents to:
Morgan County Road and Bridge Department
P.O. Box 516
17303 County Road S
Fort Morgan, CO 80701
Or by Email to: rbmorgan@co.morgan.co.us
Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination: Approved Denied (Reason for Denial): _____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: 040.276407

Maximum Width of Driveway: 40 Feet Longitude: -104.049437

Culvert Required: YES NO If Yes, Size: _____

Closest Intersecting Road SH 39 Measurement from Closest Intersecting Road 1703 Feet

Driveway Access Code: DRVT-0.323-S-SH39

Completed By: KEN NELSON Date: 1-18-24

Application for Driveway Access Permit
Morgan County, Colorado

Terms and Conditions

1. The granting of this permit application is for one (1) property access across the county right of way onto a county road. The access must not exceed the approved width defined on the approved permit. Additional accesses crossing the right of way must be applied for separately.
2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the county's jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
7. If a culvert is required, it is for use by Morgan County to protect the road and right of way. Morgan County retains the right to utilize the culvert in any way it deems necessary.
8. If a culvert is not required at the time of permit issuance, however, in the future a culvert is deemed necessary, the cost of said culvert may be at the property owner's expense.
9. Inside the county right of way, the driveway may only consist of the travelling surface to access the property. No other structures or appurtenances may be placed in the right of way (examples: columns, walls, fencing, large rocks, etc.). The only exception to this requirement is mailboxes.
10. During the construction of an approved driveway, it is the responsibility of the property owner/agent and/or their contractor to insure safety to the travelling public. This could include the use of signs, cones and/or traffic control as necessary.
11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.

RLB

Please Initial that you have read and understand the terms and conditions outlined on this page.

Vacant
Lot A



Application for Driveway Access Permit
Morgan County, Colorado

Instructions for Completing and Submitting Application

1. **Property Owner (Permittee):** Please provide the full name, mailing address, telephone number and email address (if available) of the legal property owner. The provided telephone number should be one where the Permittee can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT.
2. **Agent of Permittee:** If the applicant (person or company completing this application) is different from the legal property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the agent, mailing address, telephone number, and email address (if available). The provided telephone number should be one where the Agent can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT. *Please provide documentation you are an agent of property owner.*
3. **Legal Description of property:** Provide the legal description to the full extent that applies for the property to be accessed by the requested driveway. Include the Assessor parcel number. This information is available through the County Assessor or Clerk and Records office or on your property deed(s).
4. **Road Access:** Complete the information on the County Road that will be accessed by this proposed driveway.
5. **New or Existing Driveway:** Complete the information for the driveway type.
New Driveways:
 - In determining location for the proposed driveway, take into account: line of site distances, relationship to road intersections, and relationship to crests of hills.
 - Please indicate the desired width of the new requested driveway.
 - If possible, provide a map showing the desired location of the proposed driveway.
 - ***The proposed area for the new driveway must be clearly marked with flagged stakes on each side of the proposed area. Please have the location marked as indicated prior to submitting application.***
6. Initial the bottom of page two (2) in the provided location indicating that you have read and understand the terms and conditions.
7. Signature Section must be signed and dated by the property owner or agent. *Applications will not be processed until they are fully completed, initialed, signed and submitted, along with any additional required documents.*
8. **Submission of Application:** Please submit application and all corresponding paperwork to:
By mail or in person: Morgan County Road and Bridge Department
P.O. Box 516
17303 County Road S
Fort Morgan, CO 80701
By Email to: rbmorganc@co.morgan.co.us

Lot B - House

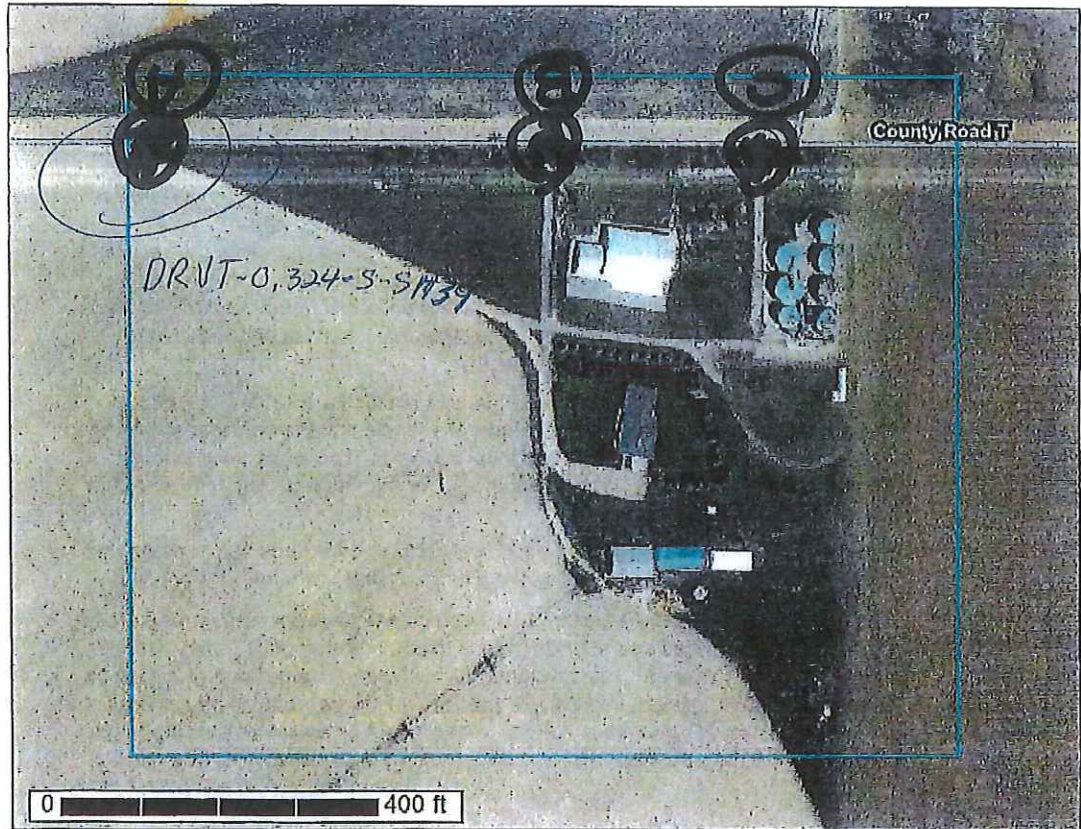
USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Morgan County, Colorado

This is the
optimal

DRVT-0.324-S-SH39



September 26, 2023

House Lot B
Green Bins



Approved Driveway Access Permit
Morgan County, Colorado

Driveway Access Code:	DRVT-0.478-S-SH39	Date:	9-27-2023		
Property Owner (Permittee):					
Name:	Donna J Beauprez				
Address:	6791 County Road U				
Address:					
City:	Wiggins	State:	CO	Zip Code:	80654
Phone:		Email:			
Agent of Property Owner (If Applicable)					
Name:	Ralph Beauprez Jr.				
Address:	6423 County Road U				
Address:					
City:	Wiggins	State:	CO	Zip Code:	80654
Phone:		Email:			
Parcel Number:	1045-360-00-002				
Legal Description:	Northwest ¼ of Sec 36, Township 4, N, Range 60 West of the 6 th PM				
GPS Coordinates at the Centerline of Driveway:			Latitude:	40.276392	
			Longitude:	-104.046520	
Access onto County Road:					
MCR T					
Driveway Type:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Existing			
Maximum Width of Approved Driveway is:	40 FEET				
Culvert Required:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If Yes, Required Size is:		
				Inch	

If a culvert is not required at the time of permit issuance but future conditions deem one necessary, the cost of said culvert may be at the property owner's expense.

The above identified driveway has been approved by Morgan County Road and Bridge Department pursuant to all terms and conditions outlined in the Application for Driveway Access Permit are adhered to. Failure to comply with these term and conditions may result in this permit being revoked and/or the driveway being removed at permittee's expense. This permit is valid only for the one driveway access identified above. Construction of said driveway may proceed.

Morgan County, Colorado
Public Works Department



JAMES REHN

Authorized Morgan County Agent Signature

9-28-2023

Date:



Application for Driveway Access Permit
Morgan County, Colorado

Instructions for Completing and Submitting Application

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2. Agent of Permittee: If the applicant *(person or company completing this application)* is different from the legal property owner *(Permittee)*, provide entity name *(if applicable)*, the full name of the person serving as the agent, mailing address, telephone number, and email address *(if available)*. The provided telephone number should be one where the Agent can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT. *Please provide documentation you are an agent of property owner.*
3. Legal Description of property: Provide the legal description to the full extent that applies for the property to be accessed by the requested driveway. Include the Assessor parcel number. This information is available through the County Assessor or Clerk and Recorders office or on your property deed(s).
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6. Initial the bottom of page two (2) in the provided location indicating that you have read and understand the terms and conditions.
7. Signature Section must be signed and dated by the property owner or agent. *Applications will not be processed until they are fully completed, initialed, signed and submitted, along with any additional required documents.*
8. Submittal of Application: Please submit application and all corresponding paperwork to:
By mail or in person: Morgan County Road and Bridge Department
P.O. Box 516
17303 County Road S
Fort Morgan, CO 80701
By Email to: rbmorganc@co.morgan.co.us

Application for Driveway Access Permit
Morgan County, Colorado

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2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the counties jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
7. If a culvert is required, it is for use by Morgan County to protect the road and right of way. Morgan County retains the right to utilize the culvert in any way it deems necessary.
8. If a culvert is not required at the time of permit issuance, however, in the future a culvert is deemed necessary, the cost of said culvert may be at the property owner's expense.
9. Inside the county right of way, the driveway may only consist of the travelling surface to access the property. No other structures or appurtenances may be placed in the right of way (*examples: columns, walls, fencing, large rocks, etc.*). The only exception to this requirement is mailboxes.
10. During the construction of an approved driveway, it is the responsibility of the property owner/agent and/or their contractor to insure safety to the travelling public. This could include the use of signs, cones and/or traffic control as necessary.
11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.



Please initial that you have read and understand the terms and conditions outlined on this page.

Application for Driveway Access Permit
Morgan County, Colorado

1. Property Owner (Permittee):

Name: Donna J. Beauprez
Address: 10791 Co Rd W
City/State/Zip Code: Wiggins, CO 80654
Phone: _____ Email: _____

2. Agent of Property Owner (If Applicable)

Company/Individual Name: Ralph L. Beauprez Jr
Contact Name (If Applicable): _____
Address: 10423 Co Rd W
City/State/Zip Code: Wiggins, CO 80654
Phone: _____ Email: _____

3. Legal Description:

S-36 T-4 R-60 NW 1/4

Parcel Number: 1045-360-00-002

4. Road Access:

Access onto County Road T (Circle Direction) North / South East West of County Road Hwy 89

5. Driveway Type:

(Check One) **New Driveway _____

Existing Driveway X

Desired width of New Driveway 40 Feet.

**If this is a new driveway location, please place flagged stake marker on each side of the requested driveway location.

I have read the instructions, terms and conditions outlined in this Driveway Access Permit Application, and agree to all terms and conditions outlined therein, furthermore, I understand no liability is assumed by the County of Morgan, Colorado or its agents by issuance of a permit for this application and all costs, present and future, associated with the access provided by an Approved Driveway Access Permit are the responsibility of the property owner/agent and or any future assignees. The applicant declares the information provided are true and complete to the best of their knowledge.

Ralph Beauprez Jr
Property Owner/Agent Signature

9-26-2023
Date

Submit Completed Application and All Supporting Documents to:

Morgan County Road and Bridge Department
P.O. Box 516
17303 County Road S
Fort Morgan, CO 80701
Or by Email to: rbmorganc@co.morgan.co.us
Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination: X Approved _____ Denied (Reason for Denial): _____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: 040.276392

Maximum Width of Driveway: 40 Feet Longitude: -104.046520

Culvert Required: YES/NO (NO) If Yes, Size: _____

Closest Intersecting Road SH39 Measurement from Closest Intersecting Road 2526 Feet

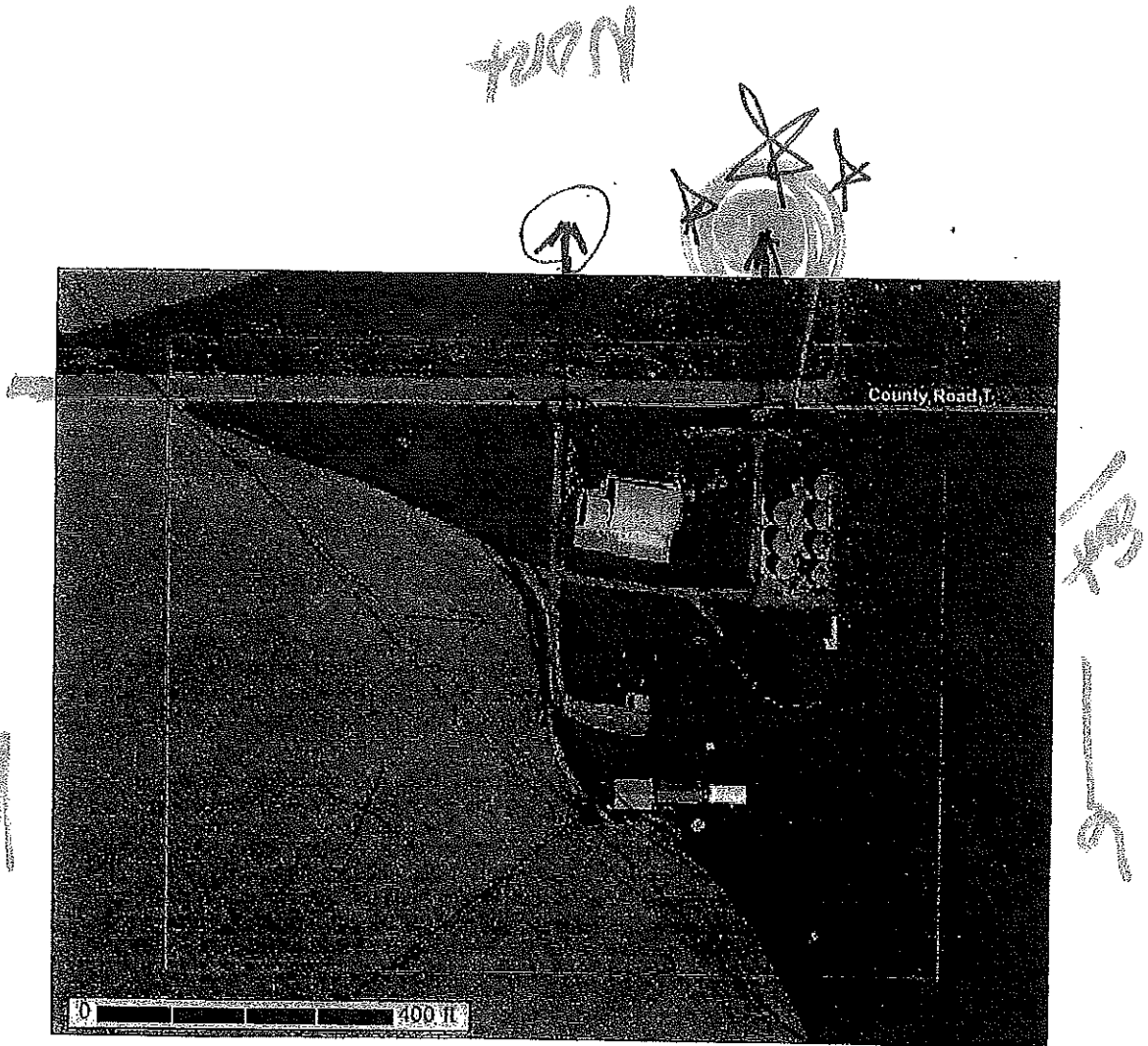
Driveway Access Code: DRVT-0.478-S-SH39

Completed By: KEN NELSON Date: 9-27-23

USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Morgan County, Colorado



Old Driveway Code DAVT-0460-S-SK39

September 26, 2023

6 room BROS
House Lot C



Approved Driveway Access Permit
Morgan County, Colorado

Driveway Access Code:		DRVT-0.428-S-SH39			Date:		9-27-2023	
Property Owner (Permittee):								
Name:		Ralph Beauprez Jr.						
Address:		6423 County Road U						
Address:								
City:		Wiggins		State:		CO	Zip Code: 80654	
Phone:		Email:						
Agent of Property Owner (If Applicable)								
Name:								
Address:								
Address:								
City:		State:		Zip Code:				
Phone:		Email:						
Parcel Number:		1045-360-00-002						
Legal Description:		North West ¼ of Sec 36, Township 4, N, Range 60 West of the 6 th PM						
GPS Coordinates at the Centerline of Driveway:					Latitude:		40.276378	
					Longitude:		-104.047492	
Access onto County Road:		MCR T						
Driveway Type:		New	X	Existing				
Maximum Width of Approved Driveway is:					40 FEET			
Culvert Required:		X	No	Yes	If Yes, Required Size Is:		Inch	

If a culvert is not required at the time of permit issuance but future conditions deem one necessary, the cost of said culvert may be at the property owner's expense.

The above identified driveway has been approved by Morgan County Road and Bridge Department pursuant to all terms and conditions outlined in the Application for Driveway Access Permit are adhered to. Failure to comply with these term and conditions may result in this permit being revoked and/or the driveway being removed at permittee's expense. This permit is valid only for the one driveway access identified above. Construction of said driveway may proceed.

Morgan County, Colorado
Public Works Department



JAMES REHN

Authorized Morgan County Agent Signature

9-27-2023

Date:

Application for Driveway Access Permit
Morgan County, Colorado

Terms and Conditions

1. The granting of this permit application is for one (1) property access across the county right of way onto a county road. The access must not exceed the approved width defined on the approved permit. Additional accesses crossing the right of way must be applied for separately.
2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the counties jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
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11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.

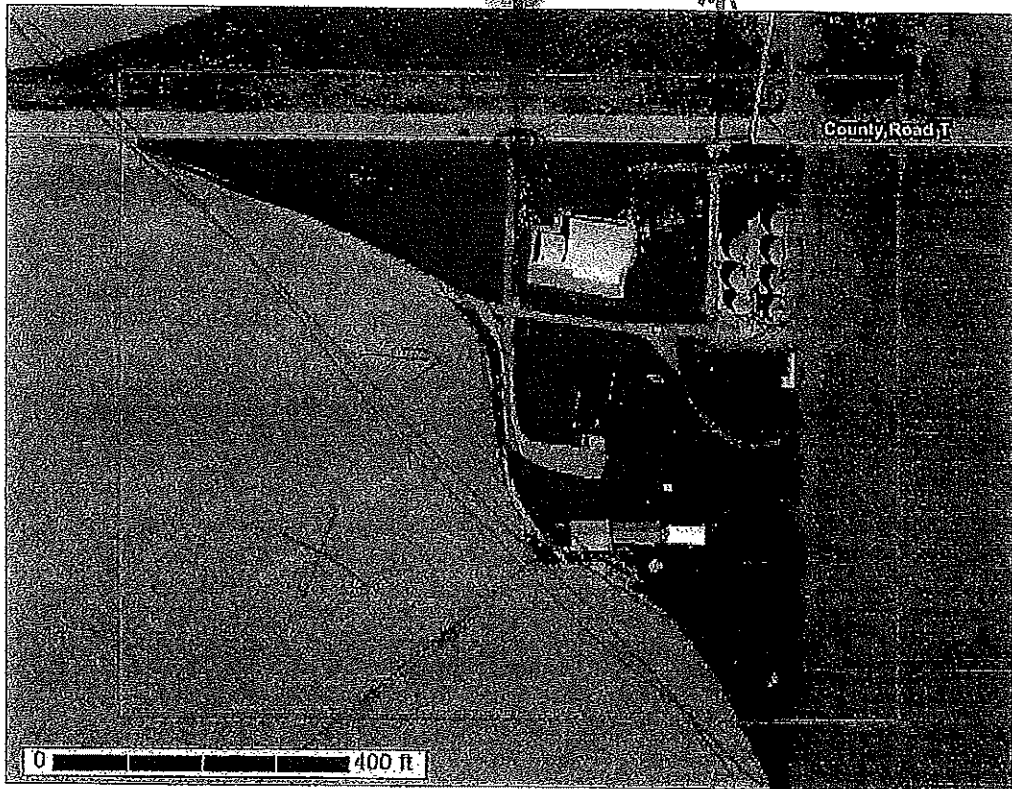


Please Initial that you have read and understand the terms and conditions outlined on this page.

USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Morgan County, Colorado



Old Driveway Code DRVT-0430-S-SH39

September 26, 2023

ADDITIONAL APPLICATION INFORMATION

Impact Statement

Soil Map

Mineral Notification

Tax Account Statement

Vacant

MORGAN COUNTY EXTENSION
914 E. RAILROAD AVE
FORT MORGAN, CO 80701
970-542-3540
FAX: 970-542-3541

Ralph L Beaupre Jr (landowner) is applying for a Minor Subdivision or Planned Development

consisting of A lots totaling 1.53 acres. Landowner is Proposing to allow 0 animal units per acre, or 0 animal units per lot.

Location and/or address of site: 5420 County Road T
Wiggins, CO 80654

Driving direction from Fort Morgan: _____

Date application is due in Planning Dept.: _____

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self-addressed envelope for return of this form or to make arrangements to pick it up at the Extension Office.

EXTENSION AGENT USE ONLY:	
Approval of animal units as proposed: <u>yes</u>	Recommended maximum animal units: _____
Comments: _____	

Signature: <u>Martin Eisenach</u>	Date: <u>2/15/2024</u>

House

MORGAN COUNTY EXTENSION
914 E. RAILROAD AVE
FORT MORGAN, CO 80701
970-542-3540
FAX: 970-542-3541

Donna J Beuprez (landowner) is applying for a Minor Subdivision or Planned Development

consisting of B lots totaling 2.36 acres. Landowner is Proposing to allow 0 animal units per acre, or 0 animal units per lot.

Location and/or address of site: 5420 County Road T, Wiggins, CO 80654

Driving direction from Fort Morgan: _____

Date application is due in Planning Dept.: _____

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self-addressed envelope for return of this form or to make arrangements to pick it up at the Extension Office.

EXTENSION AGENT USE ONLY:	
Approval of animal units as proposed: <u>yes</u>	Recommended maximum animal units: _____
Comments: _____	

Signature: <u>Martin Samach</u>	Date: <u>2-15-2024</u>

Grain Bins

MORGAN COUNTY EXTENSION
914 E. RAILROAD AVE
FORT MORGAN, CO 80701
970-542-3540
FAX: 970-542-3541

Ralph L Beauprez Jr is applying for a Minor Subdivision or Planned Development
(landowner)

consisting of 0 lots totaling 3.80 acres. Landowner is Proposing to allow 0 animal units
per acre, or 0 animal units per lot.

Location and/or address of site: 5420 County Road T,
Wiggins, CO 80654

Driving direction from Fort Morgan: _____

Date application is due in Planning Dept.: _____

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self-addressed envelope for return of this form
or to make arrangements to pick it up at the Extension Office.

EXTENSION AGENT USE ONLY:	
Approval of animal units as proposed: <u>yes</u>	Recommended maximum animal units: _____
Comments: _____ _____ _____	
Signature: <u>Martin Esenach</u>	Date: <u>2/15/2024</u>

Minor Subdivision



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Morgan County, Colorado



September 26, 2023

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Custom Soil Resource Report
Soil Map (Beauprez)



Map Scale: 1:2,230 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Map Unit Legend (Beauprez)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BvA	Bresser sandy loam, 0 to 3 percent slopes	20.8	100.0%
Totals for Area of Interest		20.8	100.0%

Map Unit Descriptions (Beauprez)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Morgan County, Colorado

BvA—Bresser sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sw10
Elevation: 4,050 to 6,800 feet
Mean annual precipitation: 12 to 18 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 135 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bresser and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse sandy alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 9 inches: sandy loam
Bt - 9 to 25 inches: sandy clay loam
BC - 25 to 30 inches: sandy loam
C - 30 to 79 inches: loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline (0.0 to 0.1 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

April 12, 2024

State of Colorado
1313 Sherman Street
Denver, CO 80203

Ralph Beauprez Jr
6423 County Road U
Wiggins, CO 80654

Sent via Certified Mail

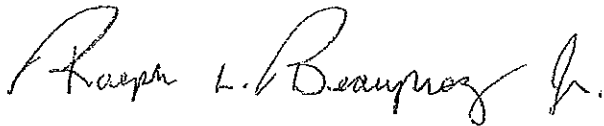
Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, I am notifying you that I have submitted a Minor Subdivision application to the Morgan County Planning and Zoning Department for R&T Beauprez Minor Subdivision and Donna Beauprez, located in the 5420 County Road T, Wiggins, CO 80654, Section 36, Township 4, Range 60 of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on May 13, 2024 at 6:00 PM in the assembly room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

Final approval or disapproval of the application will be considered by the Morgan County Commissioners on date to be determined in the assembly room, 231 Ensign Street, Fort Morgan, Colorado.

Sincerely,

A handwritten signature in cursive script that reads "Ralph L. Beauprez Jr." The signature is written in dark ink and is positioned below the word "Sincerely,".

Ralph L Beauprez Jr

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92 2985 4320 0225 0120 6956

Certified Mail Fee	\$	40
Extra Services & Fees (check box, add fee as appropriate)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	0.00
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage	\$	04/12/2024
Total Postage and Fees	\$	

Sent To _____ 0345

Street and Apt. No., or PO Box _____ 05

City, State, ZIP+4® _____



RALPH BEAUPREZ

5423 County Road U, Wiggins, Co 80654

January 16, 2024

State of Colorado
1525 Sherman Street
Denver, CO 80203

Notice of Mineral Rights Owners and/ or Lessees:

As required by Colorado State Statute 24-65.5-103, I am notifying you that I have submitted an Minor Subdivision application to the Morgan County Planning and Zoning Department for Ralph L Beauprez Jr, located at 5420 County Road T, Section 36, Township 4, Range 60 of the 6th P.M., Morgan County, Colorado.

• **APPLICATIONS REQUIRING PLANNING COMMISSION AND BOARD OF COUNTY**

COMMISSIONERS HEARINGS:

The application will be heard by the Morgan County Planning Commission in a public hearing on January 28, 2024 at 7:00 PM in the assembly room, 231 Ensign Street, Fort Morgan, Colorado.

Final Approval or disapproval of the application will be considered by the Morgan County Commissioners on February 10, 2024 at 12:00 pm in the assembly room, 231 Ensign Street, Fort Morgan, Colorado.

• **APPLICATIONS APPROVED ADMINISTRATIVELY (NO HEARINGS REQUIRED):**

Final approval or disapproval of the application will be determined by the Morgan County Planning and Zoning Director on February 10, 2024.

Sincerely,

Ralph Beauprez Jr

28. Oil and Gas Lease between DELBERT M. TEETS and BARBARA A. TEETS and WINSLOW RESOURCES INC, recorded APRIL 15, 1981 in Book 814 at page 337, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
29. Oil and Gas Lease between DELBERT M. TEETS and BARBARA A. TEETS and WINSLOW RESOURCES INC, recorded JULY 19, 1982 in Book 832 at page 317, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
30. Easement and right of way for OPERATING AN IRRIGATION WELL purposes as reserved by HENRY STROH JR and SARAH STROH to WILLIAM D. STROH and MARILYN R. STROH as contained in instrument recorded NOVEMBER 1, 1966 in Book 698 at Page 529, the location of said easement and right of way are more specifically defined in said document.
31. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by EMMETT FORMBY and CATHERINE FORMBY in the instrument to LOUIS R. SICKLER and JEANETTE A. SICKLER recorded NOVEMBER 13, 1991 in Book 937 at Page 685, and any and all assignments thereof or interests therein.
32. Oil and Gas Lease between EMMETT FORMBY and BASELINE MINERALS INC, recorded JANUARY 22, 2009 at Reception No. 853822, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
33. Oil and Gas Lease between RALPH L. BEAUPREZ SR and DONNA J. BEAUPREZ and CHESAPEAKE EXPLORATION LLC, recorded NOVEMBER 3, 2011 at Reception No. 872111, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
34. Oil and Gas Lease between EMMETT B. FORMBY and PAMELA A. FORMBY and BIJOU CREEK HOLDINGS LLC, recorded JANUARY 10, 2017 at Reception No. 903451, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
35. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded LEASES AND TENANCIES.
36. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, Colorado, in instrument recorded May 6, 1907 in Book 62 at page 109.
37. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property: (A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502; (B) COLORADO INTERSTATE GAS COMPANY, RECORDED JULY 26, 1984 IN BOOK 858 AT PAGE 228; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656; AND (D) WIGGINS TELEPHONE ASSOCIATION RECORDED OCTOBER 9, 1992 IN BOOK 947 AT PAGE 824.
- PARCEL C:
38. Reserving to the State of Colorado, all rights to any and all minerals, ores and metals of any kind and character and all coal, asphaltum, oil, gas or other like substance in or under said land, the right of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved by the State of Colorado in Patent recorded SEPTEMBER 21, 1956 in Book 578 at page 122.
39. Subject to right of way for road purposes, 30 feet in width, along the North side of subject property as evidenced in Warranty Deed recorded November 30, 1971 in Book 726 at page 569.

3. **WELD COUNTY LAND IMPROVEMENT COMPANY** and rights of way therefor, as evidenced by Map and Sworn statement recorded JUNE 17, 1884 in Map Book 4 at Page 163.

41. Oil and Gas Lease between **STATE OF COLORADO** and **NOLAN L. ASHBURN**, recorded FEBRUARY 1, 1988 in Book 899 at page 501, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

42. Oil and Gas Lease between **STATE BOARD OF LAND COMMISSIONERS** and **MMB ENERGY LLC**, recorded JANUARY 20, 2012 at Reception No. 873469, and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

43. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded **LEASES AND TENANCIES**.

44. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, Colorado, in instrument recorded May 6, 1907 in Book 62 at page 109.

45. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property: (A) **MOUNTAIN BELL TELEPHONE COMPANY** RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502; (B) **COLORADO INTERSTATE GAS COMPANY**, RECORDED JULY 26, 1984 IN BOOK 858 AT PAGE 228; AND (C) **MORGAN COUNTY RURAL ELECTRIC ASSOCIATION** RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656.

Morgan County Treasurer

Statement of Taxes Due

Account Number R013529
Assessed To

Parcel 104536000002
FORT MORGAN FARMS LLC
5821 WELD CO RD 54
BELLVUE, CO 80512

Legal Description

S: 36 T: 4 R: 60 NW1/4 (FARM #54)

Situs Address

05420 CO RD T

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$4,712.32	\$0.00	\$0.00	(\$4,712.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/02/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 322 - 322 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.5530000	\$1,239.28	DRY FARM LAND	\$29,730	\$7,850
ROAD AND BRIDGE FUND	7.5000000	\$475.35	FARM/RANCH WASTE LAND	\$30	\$10
SOCIAL SERVICES FUND	2.0000000	\$126.76	FARM/RANCH RESIDENCE	\$488,230	\$32,710
WIGGINS RURAL FIRE DIST	7.0000000	\$443.66	FARM/RANCH SUPPORT IMPS	\$86,410	\$22,810
MORGAN CO QUALITY WATER	0.8240000	\$52.23			
WIGGINS PEST CONTROL	0.4170000*	\$26.43			
RE 50-J WIGGINS GENERAL	24.5560000	\$1,556.36	Total	\$604,400	\$63,380
RE 50-J WIGGINS BOND	12.5000000	\$792.25			
Taxes Billed 2023	74.3500000	\$4,712.32			

* Credit Levy

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

April 23, 2024

Dear Neighboring Landowners:

Tammy and Ralph L. Beauprez Jr. and Donna Beauprez as applicants and Fort Morgan Farms, LLC as landowner have submitted an application to our office for a 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 8.25 acres. Lot 1 will be 1.81 acres and is vacant. Lot 2 will be 2.51 acres and has a single-family residence. Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.

Legal Description: A parcel of land located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.

This application is scheduled to be heard by the Planning Commission on **Monday, May 13, 2024 at 6:00 p.m.** to be held in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within ¼ mile of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **May 7, 2024**.

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

FORT MORGAN FARMS LLC
5821 WELD CO RD 54
BELLVUE, CO 80512

CORSENTINO, RUSSELL DEAN TRUST
15062 CO RD 12
FORT MORGAN, CO 80701

OKF FARM LLC
5597 CO RD S
WIGGINS, CO 806549413

VICKERS, LARRY M
5519 CO RD T
WIGGINS, CO 80654

BELLENDER, SKYLYN &
RAMIREZ, KERRY
4772 CO RD T
WIGGINS, CO 80654

WIGGINS FARMS LLC
1660 17TH ST - STE 300
DENVER, CO 80202

CORNERSTONE FARMS LLC
P O BOX 503
WIGGINS, CO 80654

HAZLETT, STEVEN D
3000 W 4TH ST
COLBY, KS 67701

EIKENBERG, SHELLY L
18497 HWY 39
WIGGINS, CO 80654

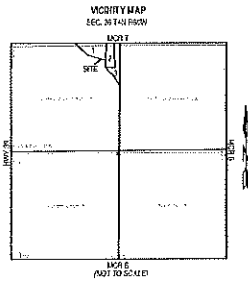
MILDENBERGER, JERRAD DANIEL & DANA DENE
18505 HWY 39
WIGGINS, CO 80654

KNAPP, ROY A &
ARNTT, SARAH E
4850 CO RD T
WIGGINS, CO 80654

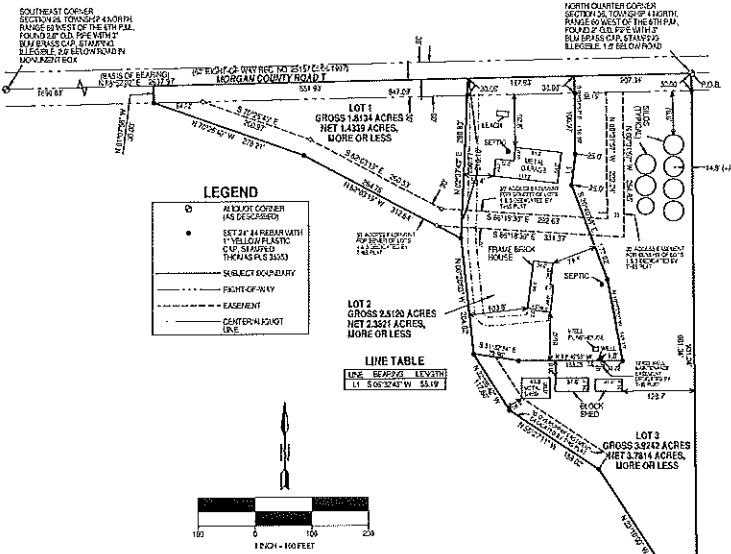
EMPIRE LAND CO LLC
1473 CO RD S
WIGGINS, CO 80654

R&T BEAUPREZ MINOR SUBDIVISION

MINOR SUBDIVISION #MS2024-XXXX
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M.,
 COUNTY OF MORGAN, STATE OF COLORADO



- NOTES**
- MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS EXEMPTION.
 - ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY.



FLOODPLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN THE ZONE A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NATIONAL FLOOD INSURANCE PROGRAM (COMMUNITY PANEL NO. 523000000) EFFECTIVE DATE: MAY 14, 2015.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED FOR THE BENEFIT OF EQUITY TITLE ASSOCIATES II TITLE COMMITMENT FILE NO. 400018840-1335-00, DATED DECEMBER 4, 2023. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE EASEMENTS ON TITLE OF RECORD, THOMAS LAND SURVEYING, LLC RELIES ON SAID COMMITMENT. EXCEPT AS NOTED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EASEMENTS OF WAY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COVENANCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY TO COME INTO EFFECT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. BY MY EXISTENCE, I HAVE NO ACTION BASED UPON ANY DEFECT IN THIS SURVEY TO COME INTO EFFECT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR OBFUSCATES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY CORNER A CLASS TWO (2) INSIGNIA PURSUANT TO STATE STATUTE C.R.S. § 18-1-202A, UNLESS HE OR SHE HAS BEEN ADVISED IN WRITING BY A LICENSED SURVEYOR TO DO SO, SHALL BE DEEMED TO HAVE PLACED ANY SUCH CORNER, CORNER CORNER, OR MONUMENT POST, ON ANY GOVERNMENT LOT OF SURVEY, OR PRIVATELY OWNED SURVEY, WITH INTENT TO PLACE OR ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. 1354 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

NOTES

MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS EXEMPTION.

ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY.

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., IS ASSUMED TO BE NORTH BY SIGHT EAST BEING A GRID BEARING OF THE COLORADO STATE PLANK COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83), AND IS MEASURED AS FOLLOWS:

SURVEYOR'S CERTIFICATE:

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PLAT AND ALL ADJACENT REPRESENTATIONS THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, I FURTHER CERTIFY THAT THE SURVEY AND PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, LAND SURVEYING, AND MORGAN COUNTY, AND IS NOT A CONTRACT OR WARRANTY, EITHER BY IMPLICATION OR OTHERWISE.

SIGNATURE OF SURVEYOR: _____ DATE: _____
 COLORADO PROFESSIONAL LAND SURVEYOR #1531

CERTIFICATE OF OWNERSHIP

I, FORT MORGAN FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PREPARED BY EQUITY ASSOCIATES II TITLE COMMITMENT FILE NO. 000145-003-700-58, DATED DECEMBER 4, 2023.

THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAD OUT, PLATTED AND SUBDIVIDED AS SHOWN ON THIS PLAT.

EXECUTED THIS ____ DAY OF _____, 2024.

OWNER: FORT MORGAN FARMS, LLC

BY: _____

STATE OF COLORADO

COUNTY OF MORGAN

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

DEDICATION:

I, THE UNDERSIGNED, BEING THE OWNER OF THIS PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, HAVE HEREBY DEDICATED THE SAME TO BE SURVEYED AND SET OFF INTO LOTS, TRACTS, BLOCKS, STREETS, ROADS, AND EASEMENTS TO BE SHOWN AS THE PLAT OF THE FOREGOING MINOR SUBDIVISION, AND HEREBY GRANT TO THE COUNTY OF MORGAN, COLORADO AN EASEMENT OF WAY AND ALL PRIVATE STREETS, ROADS AND RIGHTS OF WAY FOR THE PURPOSES OF THE PARCELS OF SERVICE AND PACE TO ALL UTILITIES AND PROTECTIVE DEVICES, INCLUDING APPROXIMATIONS THEREOF, UNLESS OTHERWISE ACCEPTED BY THE COUNTY OF MORGAN, COLORADO. THIS DEDICATION IS TO BE CONSIDERED AS AN ACCEPTANCE BY THE COUNTY OF MORGAN, COLORADO OF SAID PRIVATE STREETS, ROADS AND RIGHTS OF WAY FOR ANY OTHER PURPOSES EXCEPT AS OTHERWISE PROVIDED.

EXECUTED THIS ____ DAY OF _____, 2024.

OWNER: FORT MORGAN FARMS, LLC

BY: _____

STATE OF COLORADO

COUNTY OF MORGAN

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

RESULTANT MINOR SUBDIVISION METES AND BOUNDS DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND CORNER OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE INTERSECTION OF SAID NORTH LINE WITH ALL BEING AS HEREIN RELATIVE THEREBY;

- THENCE SOUTH 62°21'57" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 60.54 FEET;
- THENCE NORTH 32°54'10" WEST A DISTANCE OF 311.43 FEET;
- THENCE NORTH 52°34'10" WEST A DISTANCE OF 110.60 FEET;
- THENCE NORTH 60°21'57" WEST A DISTANCE OF 50.54 FEET;
- THENCE NORTH 60°21'57" WEST A DISTANCE OF 312.84 FEET;
- THENCE NORTH 60°21'57" WEST A DISTANCE OF 37.81 FEET TO POINT ON THE SOUTH BOUNDARY LINE OF MORGAN COUNTY ROAD 1;
- THENCE NORTH 60°21'57" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
- THENCE NORTH 60°21'57" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 643.00 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 2.321 ACRES, MORE OR LESS.

COMMISSIONER'S CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 2024, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THE BOARD DOES NOT GUARANTEE THAT THE SIZE, SIZE, CONDITIONS, INSURANCE COVERAGE, OR OTHER INFORMATION ON THIS PLAT IS CORRECT OR THAT ANY OTHER INFORMATION IS CORRECT. THE BOARD DOES NOT GUARANTEE THAT THE PLAT IS CORRECT OR THAT ANY OTHER INFORMATION IS CORRECT. THE BOARD DOES NOT GUARANTEE THAT THE PLAT IS CORRECT OR THAT ANY OTHER INFORMATION IS CORRECT. THE BOARD DOES NOT GUARANTEE THAT THE PLAT IS CORRECT OR THAT ANY OTHER INFORMATION IS CORRECT.

ATTEST: _____ CLERK OF BOARD _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO

COUNTY OF MORGAN

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M, THIS ____ DAY OF _____, 2024, AND IS DULY RECORDED IN PLAT FILE _____ FEES _____ PAID

CLERK AND RECORDER _____ DEPUTY _____



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

Century Link
Colorado Parks and Wildlife
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Mgmt.
Morgan County Fire District
Morgan County Quality Water

Morgan County Road & Bridge
Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
Morgan County Weed & Pest Advisory
Northeast Colorado Health Department
Wiggins Fire Department

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us

DATE: April 17, 2024

RE: Land Use Application-3-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application will be heard by the Planning Commission on **May 13, 2024 at 6:00 p.m.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). **You are encouraged to provide comments to this application by May 1, 2024.** Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend the public meeting.

Applicants: Tammy and Ralph L. Beauprez Jr. and Donna Beauprez

Landowner: Fort Morgan Farms, LLC

Legal Description: A parcel of land located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.

Request: For a 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 8.25 acres. Lot 1 will be 1.81 acres and is vacant, Lot 2 will be 2.51 acres and has a single-family residence and Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.

Sincerely,

Cheryl Brindisi,

Morgan County Planning & Zoning Administrative Assistant

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
MAY 13, 2024 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Land Use Applications**:

- 1.) **Applicant:** Zoltan Szabo
Landowner: Zoltan and Eva Szabo
Legal Description: A parcel of land located in the S½N½ of Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, lying east of Highway 71, also known as 14540 Hwy 71, Brush, CO 80723.
Request: Zoltan Szabo has submitted a Special Use Permit application to utilize an existing building on the property for secure public indoor storage of vintage and collector cars.
Date of Application: March 15, 2024.

- 2.) **Applicant:** Tammy and Ralph L. Beauprez Jr. and Donna Beauprez
Landowner: Fort Morgan Farms, LLC
Legal Description: A parcel of land located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.
Request: For a 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 8.25 acres. Lot 1 will be 1.81 acres and is vacant, Lot 2 will be 2.51 acres and has a single-family residence and Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.
Date of Application: March 25, 2024.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/89647221517>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 896 4722 1517

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay

Nicole Hay

Morgan County Planning Administrator

Published: April 27, 2024

For special assistance for the mentioned hearing, please notify us at least 48 hours before the schedule agenda item. Please call (970) 542-3526 to request any ADA accommodations.

NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
MAY 13, 2024 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN
COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN,
FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed Land Use Applications:

1.) Applicant: Zoltan Szabo
Landowner: Zoltan and Eva Szabo
Legal Description: A parcel of land located in the S½N½ of Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, lying east of Highway 71, also known as 14540 Hwy 71, Brush, CO 80723.
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Date of Application: March 15, 2024.

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Landowner: Fort Morgan Farms, LLC
Legal Description: A parcel of land located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6th P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.
Request: For a 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 9.25 acres.
Lot 1 will be 1.81 acres and is vacant, Lot 2 will be 2.51 acres and has a single-family residence and Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.
Date of Application: March 25, 2024.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
<https://us02web.zoom.us/j/89647221517>
Or Telephone:
Dial:
+1 719 359 4580 US
Webinar ID: 896 4722 1517

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published: April 27, 2024

For special assistance for the mentioned hearing, please notify us at least 48 hours before the schedule agenda item. Please call (970) 542-3526 to request any ADA accommodations.

Published: Fort Morgan Times April 27, 2024-2048305

Prairie Mountain Media, LLC

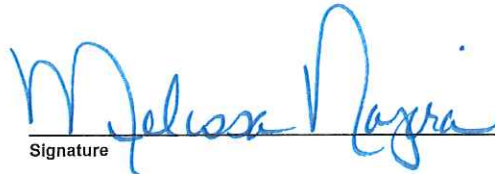
PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Apr 27, 2024


Signature

Subscribed and sworn to me before me this

29th day of April, 2024


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1052763
Ad Number: 2048305
Fee: \$63.48

**NOTICE OF PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE PLANNING COMMISSION**

**Applicants: Tammy and Ralph Beauprez Jr.
and Donna Beauprez**

Landowner: Fort Morgan Farms, LLC

Reason: 3-Lot Minor Subdivision

**Location of Hearing: 231 Ensign Street,
Fort Morgan, CO 80701**

Date of Hearing: Monday, May 13, 2024 at 6:00PM

