

AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
Virtual Regular Meeting

Tuesday, April 7, 2020

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://zoom.us/j/383866349>. If you cannot connect via Zoom, you may submit written public comment to bccmorganc@co.morgan.co.us by email by 5 p.m. on Monday April 6, 2020.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://zoom.us/j/383866349> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 383 866 349.

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://zoom.us/j/383866349> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 383 866 349.

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner Arndt
Commissioner Becker
Commissioner Zwetzig

B. CITIZEN'S COMMENT PERIOD

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3 minute time limit per person, unless otherwise noted by the Chairman. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on future posted agenda if action is required.

C. ADOPTION OF THE AGENDA

D. CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the Board of County Commissioners and will be enacted with a single vote. There will be no separate discussion of

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these items. If discussion is deemed necessary, any Board member may ask that the item be removed from the Consent Agenda and considered separately:

1. Ratify the Board of County Commissioners approval of Contract 2020 CNT 049, Coverall Services Inc. Term of Contract March 26, 2020 through completion
2. Ratify the Board of County Commissioners approval of Contract 2020 CNT 050, DJ Electric. Term of Contract February 13, 2020 through February 12, 2021
3. Ratify the Board of County Commissioners approval of Contract 2020 CNT 051, Bear Communications Inc., Term of Contract April 1, 2020 through March 31, 2021
4. Ratify the Board of County Commissioners approval on assignment of debt collections to State Collections, Client #192689, #192530, #192507, #191792, #192544, #192465, #192351B, #192355A, #192630, #192518, #192862, #192731, #192282, #192390, #192613, #192685, #192627A, #192540B, #192787, #192710, #192481, #192358, #192333, #192440, #192384A, #192772, #192611, #192660, #192480, #192081, #192661, #192379, #192580, #192822C, #192438, #192491, #192640, #192394, #192442, #192327, #192095, #192179, #192398, #192267C, #192592, #192529, #192618, #192692, #192835A, #192557, ##191937, #192522, #192519, #192735, #192525, #192694, #192392, #192122, #192410, #192023, #192485, #193072, #192205, #192742, #192376, #192253, #192359, #192752, #192594A, #192040A, #192044, #192619, #192567, #192457, #192682, #181742, #192434, #192192, #192355B, #192487

E. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

F. UNFINISHED BUSINESS

G. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. Commissioners Calendar for week of April 3, 2020 through April 14, 2020
(Karla Powell, Administrative Services Manager)
2. Road Report (Commissioner, Mark Arndt)

9:30 A.M.

H. PUBLIC HEARING

1. **Greg and Elizabeth Wagers** as applicants and as landowners

Legal Description: A parcel located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Reason: Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for potential residential sites. Chapter 8, Minor Subdivision of the Morgan County Subdivision Regulations.

2. **Robert J. Urich** as applicant and landowner

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Legal Description: Lot 1 of the Sagel Minor Subdivision-Correction Plat located in the SW ¼ of Section 3, Township 3 North, Range 59 West of the 6th P.M. Morgan County Colorado, addressed as 9111 N. Frontage Road, Fort Morgan, Colorado.

Reason: Replat of Lot 1 Sagel Minor Subdivision-Correction Plat to remove 1.9 acres from the 8 acre lot to provide access for Bijou Irrigation. Chapter 10, Section 400 of the Morgan County Subdivision Regulations.

3. Liberty Pipeline

Commissioners will consider a motion to continue the public hearing to May 21st at 9 a.m.

Due to the COVID-19 pandemic, it is unknown at this time if the public hearing on May 21st will be a virtual meeting. If a virtual public hearing is necessary, the procedures for the virtual public hearing will be made available to the public no later than May 8, 2020 on the County's website. Members of the public who are within the notification area for the permit will receive separate notice of the procedures.

I. ADJOURNMENT

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PREPARED BY: Karla Powell, Administrative Services Manager
AGENDA POSTED ON April 3, 2020 @ 1:00 P.M.

COMMISSIONERS CALENDAR

April 3, 2020 through April 14, 2020

April 3, 2020		No Meetings Scheduled
April 6, 2020	10:30 a.m. 12:00 p.m. 1:30 p.m.	Office Meeting Building Maintenance Meeting HR Department Meeting
April 7, 2020	9:00 a.m. 9:30 a.m. 10:00 a.m. 11:00 a.m. 1:30 p.m.	Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) Planning & Zoning Hearing - Urich/Goedert-& Wagers Sheriff's Office Department Meeting Emergency Management Department Meeting Planning and Zoning Department Meeting
April 8, 2020		No Meetings Scheduled
April 9, 2020		No Meetings Scheduled
April 10, 2020		Statewide Transportation Advisory Committee (Becker)
April 13, 2020		Office Meeting HR Department Meeting
April 14, 2020		Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.)

Unless otherwise noted, all meetings with department heads and other non-BOCC elected officials listed above may include an update on the status of the department, a general discussion of projects, any matters or concerns that the County needs to address, and activities and operations of the department.

CALENDAR SUBJECT TO CHANGE DUE TO AGREEABLE CANCELLATIONS AND/OR WALK IN BUSINESS

****All meetings are held in the Commissioner's Office located at 218 West Kiowa Avenue, Fort Morgan unless otherwise noted**

Posted 04/03/2020 @ 1:00 P.M. by Karla Powell, Administrative Services Manager

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BCC Admin <bccadmin@co.morgan.co.us>

Road Report Week Ending March 27, 2020

1 message

Bruce Bass <bbass@co.morgan.co.us>

Thu, Apr 2, 2020 at 7:44 AM

To: Mark Arndt <marndt@co.morgan.co.us>, Jon Becker <jbecker@co.morgan.co.us>, Jim Zwetzig <jzwetzig@co.morgan.co.us>, BCC Admin <bccadmin@co.morgan.co.us>

Road Department:

Road Construction on County Road Y.5 at the newly constructed Bridge

Graveling in the following areas:

County Road 1 from Road V to Road Y

County Road 30 from Road V to Road Y

County Road Y from Road 0 to Road 1

Spot Graveling in the following areas:

Road 8.5 & W

Road S & 11

Road 16 & W

Road 7 & W

Bridge Department:

Backfill on new bridge and culvert at County Road Y.5 and Road 4

Culvert Replacement at County Road 8 & AA

Installed riprap for erosion control on concrete box culvert located at County Road 27 & AA

Culvert repair on Road 19 between Road P & Q

Culvert repair on Road 26 between Road Q & R

Bridge Department did OPEN County Road Y.5 between Road 4 and State Highway 144 to traffic (Headed to Jackson Lake). There is a roadway surface change from pavement to gravel and back to pavement. Care should be taken traveling this roadway until the asphalt work can be completed.

Great Job to the Bridge Crew on this Newly Constructed Bridge.

Bruce Bass

Public Works Director

Morgan County Government

970-542-3560



BCC Admin <bccadmin@co.morgan.co.us>

Road Report Week Ending April 3, 2020

1 message

Bruce Bass <bbass@co.morgan.co.us>

Mon, Apr 6, 2020 at 8:14 AM

To: BCC Admin <bccadmin@co.morgan.co.us>, Mark Arndt <marndt@co.morgan.co.us>, Jon Becker <jbecker@co.morgan.co.us>, Jim Zwetzig <jzwetzig@co.morgan.co.us>, "Goodman, John" <jgoodman@co.morgan.co.us>

Road Department:

Graveling in the following areas:

County Road 0 from Beginning (W.5) to Road Z.5

County Road Y from Road 0 to Road 1

County Road 35.5 from Hwy 6 to Z

County Road Z from Road 35.5 to Road 36

County Road 7 from Road W North to the end

Spot Graveling in the following areas:

Road Q & 10

Bridge Department:

Finish Installing riprap for erosion control on concrete box culvert located at County Road 27 & AA

Digging Drainage Ditches (Cleaning) Road 19.5 North of Road T.5

Digging Drainage Ditches (Cleaning) Road 20.5 North of Road T.5

Bruce Bass

Public Works Director

Morgan County Government

970-542-3560

Minor Subdivision

Greg & Elizabeth Wagers

Planning Commission Draft
March 9, 2020
Minutes

MORGAN COUNTY PLANNING COMMISSION
March 9, 2020 MINUTES

The Morgan County Planning Commission met on Monday, March 9, 2020 at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. Answering roll call was: Mike Erker, Nathan Troutdt, Robert Pennington, Allyn Wind, Mike Bailey and Clay Miller. Also present were Pam Cherry, Planning Administrator, Jody Meyer, Planning Assistant; and Shannon Shields, Planning Clerk.

The meeting was called to order by Chairman Nathan Troutdt.

Approval of Minutes:

January 13, 2020:

A motion was made by Robert Pennington and seconded by Clay Miller to approve January 13, 2020 minutes as presented. Motion carried 5-0. Allyn Wind recused himself from voting as he was not present at the January meeting.

February 10, 2020:

A motion was made by Clayton Miller and seconded by Robert Pennington to approve the February 10, 2020 minutes. Discussion was had on the motion made in the Rice Special Use Application. Allyn Wind was concerned the wording did not match with what he thought it should say. **A motion was then made to table approving the February 10, 2020 minutes so staff can go back and listen to the tape and get more clarification regarding the motion on the Rice Application. Motion carried 6-0.**

Approval of Agenda:

It was moved by Robert Pennington and seconded by Mike Erker to approve the Agenda as presented. Motion carried 7-0.

Nathan read the review process of hearing for tonight's meeting.

NEW BUSINESS:

Applicant: Greg & Elizabeth Wagers

Landowner: Greg & Elizabeth Wagers

Legal Description: A parcel located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Reason: Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for residential uses which are located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th p.m., Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Greg and Elizabeth were present to represent this application.

Pam Cherry read her file summary as follows:

This application is for the Wagers Minor Subdivision in the SW¼ of Section 8, T4N, R58W of the 6th P.M. Morgan County, Colorado. The property is located on County Road W.5 approximately .5 miles north of the intersection of County Road W and County Road W.5. The property is currently undeveloped and the lots will become residential lots in the Agriculture Production zone district.

Greg and Elizabeth Wagers, as applicants, are requesting approval of a minor subdivision that will plat 19 acres into two lots, each 9.5 acres. The lots are being subdivided from an existing parcel of 59.25 acres and identified as

parcel #1041-080-00-005. There are no existing structures on the property subject to subdivision, nor any structures within the Agriculture Production setbacks.

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

Lot 1		Lot 2
Water	Quality Water Tap	Quality Water Tap
Septic	NE Colo Health – no objection – new septic	NE Colo Health – no objection – new septic
Access (2)	Road and Bridge – ok new	Road and Bridge – ok new
Fire	Fort Morgan	Fort Morgan
Soil map	Provided	Provided
Ext Svc	Animal units – none proposed	Animal units – none proposed
Minerals	Lease – Notification complete	Lease – Notification complete
R-T-F	Complete	Complete

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the northwest planning area.
Chapter 2.II.C. 1., County Wide
Goals: Encourage the development where the proposed development is compatible with existing land uses – other exempted properties and small acreage properties are in the area.
There is access to existing infrastructure, Quality Water and County Road.
- C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
There are other exempted properties in the area and distance creates a buffer - buffering is not necessary.

All appropriate notice requirements have been completed with no comments received as of February 28, 2020. Fourteen property owners within 1,320 feet were notified of the application; there have not been comments, either in favor or opposed.

Pam Cherry said she would like Planning Commission to make a motion on this application to be referred to the County Commissioners for final determination.

Greg Wagers, W.5, Fort Morgan, CO 80701, told the Planning Commission that the land has been used for wildlife and they have leased some for grazing. They want to be able to give some land to their children. The water issue was motivation to get this done now.

PUBLIC COMMENT OPEN:

Favor: No one was present to speak in favor of this application.

Opposed: No one spoke in opposition of this application.

PUBLIC COMMENT CLOSED

It was moved by Mike Bailey and seconded by Mike Erker to approve this application from Gregory and Elizabeth Wagers for a Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for

residential uses which are located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th p.m., Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

OTHER BUSINESS:

**PROPOSED CHANGES TO USES IN THE
COMMERCIAL, LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL ZONE DISTRICTS**

Pam Cherry read the following Use Summary:

The county commissioners have requested that the uses in the zone districts be reviewed for possible change in classification. There are three classifications:

- 1.) Use by Right or Permitted Uses – Land use applications and review by the planning department is not required.
- 2.) Conditional Use – Land use applications are required. A conditional use permit (CUP) allows a landowner to use their land in a way not permitted by the Morgan County Zoning Regulations. Planning department review is required; the application is sent to other agencies and property owners within 1,320 feet (1/4 mile) for comment. Conditional uses are either approved administratively or through the public hearing process.
- 3.) Use by Special Review – Land use applications are required for any uses listed in the regulations and also for uses that may not be included within any of the use categories. Planning department review is required; the application is sent to other agencies and property owners within 1,320 feet (1/4 mile) for comment. Upon completion of the review period the project is scheduled for public hearings before the Planning Commission and the Board of County Commissioners.

Please review the attached spreadsheet and the uses listed for each category in the Morgan County Zoning Regulations, Chapter 3, for proposed changes to the use categories in the commercial and heavy and light industrial zone districts. On the spreadsheet is a column for you to make notes. Do you think there are additional categories that should be added? Do you think there are uses listed that should be a different category? Please review the proposed changes and add any others that you think should be included and be prepared to discuss at the Planning Commission meeting on January 13.

Other zone district uses are also being reviewed and will be discussed at a future meeting.

The Board went through the list that Pam Cherry prepared, see attached. The list contains uses as shown in the regulations and the proposed changes by Pam Cherry. Pam Cherry wanted the Planning Commission's thoughts on the list so they went through the list one by one. The Planning Commission suggestions are also shown on this list. Robert Pennington commented that he would like to see permitted uses (use by right) to make the process easier for the public and others agreed.

Meeting was adjourned.

Jody Meyer
Planning Assistant

ORIGINAL

COMMERCIAL USE CATEGORIES

P=Permitted, C=Conditional, USR=Special Use

USE TYPE	COMMERCIAL	PROPOSED CHANGES	NOTES
Retail Sales facilities	P		
Grazing livestock not exceed 3-730	P		
Garages/equipment storage buildings	P		
Medical/Dental clinics	P		
Vet clinics and hospitals	P		
Agriculture crop production	P		
Pipelines, accessory for water wastewater	P		
Single-family dwellings - perm foundation only	C		
Bed and Breakfast Homes	C		
Nursery schools and day care centers	C		
Restaurants with drive-in facility	C		
Water storage reservoir less than 65 ac	C		
Communication facilities exceeding height limit	C		
Utility service facilities exceeding height limit	C		
Greenhouses and wholesale plant nurseries	C	P	
Contractor's office/outside storage for construction	C		
Cattle truck washing and cleaning	C		
Farm equipment and heavy equipment sales	C		
Feed mills	C		
Flea markets/Farmer's market	C	P	
Water tanks, water sewer treatment facilities	C		

ORIGINAL

COMMERCIAL USE CATEGORIES

P=Permitted, C=Conditional, USR=Special Use

USE TYPE	COMMERCIAL	PROPOSED CHANGES	NOTES
Extraction of sand, dirt, per Colorado mined land	C		
Storage of mobile home in excess of 14 days from Planning admin, except mobile related business	C		
Amusement and recreation facilities	C	P	
Kennels	C		
Tack, feed and grain stores	C	P	
Auto and truck repair	C		
Bakery	C	P	
Bank	C	P	
Barber/Beauty shop	C	P	
Bowling alley	C	P	
Building materials, farm and ranch center	C	P	
Carpentry, woodworking furniture making	C		
Car Wash	C		
Church and church school	C	P	
Commercial dairy	C	USR	
Communication facilities	C		
Dry cleaning and dyeing	C	USR	
Electrical, heating, painting, plumbing, roofing shops	C	USR	
Fresh/frozen food locker	C	P	
Heavy equipment truck farm repair shop	C		
Hospitals, nursing homes - extended care	C		
Hotels/motels other incidental businesses inside	C		
Laundry/Laundromat	C	P	

ORIGINAL

COMMERCIAL USE CATEGORIES

P=Permitted, C=Conditional, USR=Special Use

USE TYPE	COMMERCIAL	PROPOSED CHANGES	NOTES
Machine Shop	C		
Membership clubs	C		
Mini golf and driving ranges	C		
Mini warehouse - no dangerous materials	C		
Mortuaries/Funeral Home	C	USR	
Music radio, tv and video stores	C		
Business and government offices	C		
Optometrist shop	C		
Photography studio	C		
Printing/publishing establishments	C		
Public utility collection offices	C		
Radio and TV stations other communications	C		
Rental equipment stores	C		
Restaurants and other eating drinking without drive-in	C	P	
Sign painting	C	USR	
Theaters	C	P	
Tire supply and repair	C		
Travel agencies	C	P	
Full service truck stores	C	USR	
Upholstery supply and repair	C		
Utility service facilities	C	USR	
Oil and gas wells	C		
Injection wells	C		
Flowlines and gathering lines	C		
Outdoor Storage of accessory equipment when screened	C	NEW	

ORIGINAL

COMMERCIAL USE CATEGORIES

P=Permitted, C=Conditional, USR=Special Use

USE TYPE	COMMERCIAL	PROPOSED CHANGES	NOTES
Campground and RV parks	USR		
Commercial storage area	USR		
Animal sales yard	USR		
Storage and sale of commercial fertilizer/chemicals	USR		

ORIGINAL

LIGHT INDUSTRIAL USES			
P=Permitted, C=Conditional, USR=Special Use			
USE TYPE	LIGHT INDUSTRY	PROPOSED CHANGE	NOTES
Assembling and light manufacturing plants	P		
Storage building for equipment incidental to business	P		
Offices-general medical, dental, prof and govt activities	P	C	
Emergency response facilities, fire stations	P		
Temporary Office	P	Remove temporary	
Temporary Construction Office	P	Remove temporary	
Grazing of livestock not to exceed 3-730	P		
Agriculture crop production, not to include process of raw materials	P		
Pipeline and accessories water/wastewater not oil related	P		
Oil and gas wells	P		
Injection wells, except commercial disposal injection wells	P		
Veterinary Clinic	P	NEW	
Utility generation facility <50mw production	C		
Water storage reservoirs <65 acre feet	C		
Water tanks, water and sewage treatment facilities	C		
Communication facilities where height limits are exceeded	C		
Utility Service Facilities here height limits are exceeded	C		
Concrete and mortar batch plants	C		
Storage of mobile homes in excess of 14 days	C	Storage of mobile homes.	
Automobile Service stations with pumps, and sundry sales	C		
Bakeries - wholesale and retail	C		
Banks, financial institutions with drive through	C		
Bars and lounges	C	P	
Boat sales and storage	C		
Bottling plants	C	USR	
Building materials - wholesale/retail	C	P	
Carpentry and woodworking shops	C	USR	
Dairy processing plants	C	USR	
Equipment Rental	C		
Food/beverage processing	C		

PC Recommendations

COMMERCIAL USE CATEGORIES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	COMMERCIAL	ADMIN THOUGHTS	PC RECOMENDATIONS	NOTES
Retail Sales facilities	P		P	
Grazing livestock not exceed 3-730	P		P	
Garages/equipment storage buildings	P		P	
Medical/Dental clinics	P		P	
Vet clinics and hospitals	P		P	
Agriculture crop production	P		P	
Pipelines, accessory for water/wastewater	P		P	
Single-family dwellings - perm foundation only	C		C	
Bed and Breakfast Homes	C		C	
Nursery schools and day care centers	C		C	
Restaurants with drive-in facility	C		C	
Water storage reservoir less than 65 ac feet	C		C	
Communication facilities exceeding height limit	C		C	
Utility service facilities exceeding height limit	C		C	
Greenhouses and wholesale plant nurseries	C	P	C	
Contractor's office/outside storage for construction	C		C	
Cattle truck washing and cleaning	C		C	
Farm equipment and heavy equipment sales	C		C	
Feed mills	C		C	
Flea markets/Farmer's market	C	P	P	
Water tanks, water sewer treatment facilities	C		C	
Extraction of sand, dirt, per Colorado mined land	C		C	
Storage of mobile home in excess of 14 days				
from Planning admin, except mobile related business	C		C	
Amusement and recreation facilities-Theatre	C	P	Theatre - C	
Kennels	C		C	
Tack, feed and grain stores	C	P	P	
Auto and truck repair	C		P	
Bakery	C	P	P	
Bank	C	P	P	
Barber/Beauty shop	C	P	P	
Bowling alley	C	P	P	
Building materials, farm and ranch center	C	P	P	

PC Recommendations

COMMERCIAL USE CATEGORIES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	COMMERCIAL	ADMIN THOUGHTS	PC RECOMENDATIONS	NOTES
Carpentry, woodworking furniture making	C		P	
Car Wash	C		C	
Church and church school	C	P	C	Traffic
Commercial dairy	C	USR	USR	
Communication facilities	C	C		
Dry cleaning and dying	C	USR	USR	
Electrical, heating, painting, plumbing, roofing shops	C	USR	USR	
Fresh/frozen food locker	C	P	P	
Heavy equipment truck farm repair shop	C		USR	
Hospitals, nursing homes - extended care	C		C	
Hotels/motels other incidental businesses inside	C		C	
Laundry/Laundromat	C	P	P	
Machine Shop	C		C	
Membership clubs	C		C	
Mini golf and driving ranges	C		C	
Mini warehouse - no dangerous materials	C		C	
Mortuaries/Funeral Home	C	USR	USR	
Music radio, tv and video stores	C		P	
Business and government offices	C		P	
Optometrist shop	C		P	
Photography studio	C		P	
Printing/publishing establishments	C		P	
Public utility collection offices	C		P	
Radio and TV stations other communications	C		C	
Rental equipment stores	C		C	
Restaurants and other eating drinking without drive-in	C	P	P	
Sign painting	C	USR	C	
Theaters	C	P		With amusements
Tire supply and repair	C		USR	
Travel agencies	C	P	P	
Full service truck stores	C	USR	USR	
Upholstery supply and repair	C		P	
Utility service facilities	C	USR	USR	
Oil and gas wells	C		C	
Injection wells	C		USR	
Flowlines and gathering lines	C		C	

PC Recommendations

COMMERCIAL USE CATEGORIES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	COMMERCIAL	ADMIN THOUGHTS	PC RECOMENDATIONS	NOTES
Outdoor Storage of accessory equipment when screened	C	NEW		
Campground and RV parks	USR		USR	Specify outdoor storage
Commercial storage area	USR		USR	
Animal sales yard	USR		USR	
Storage and sale of commercial fertilizer/chechemicals	USR		USR	

ORIGINAL

	LIGHT INDUSTRIAL USES		
P=Permitted, C=Conditional, USR=Special Use			
USE TYPE	LIGHT INDUSTRY	PROPOSED CHANGE	NOTES
Food lockers	C	P	
Garden shops, greenhouses wholesale nurseries	C	P	
General merchandise wholesale business/retail allowed	C	P	
Home repair centers - wholesale/retail	C	P	
Machine shops	C	USR	
Mini-warehouses with no dangerous material/sales	C		
Motor vehicle and motorized equipment sales/repair/service	C		
Product distribution - warehouse	C		
Public/private parking lot	C		
RV storage	C	Add outside storage	
Restaurants other eating facilities	C		
Scientific research facilities	C		
Storage and warehousing facilities	C		
Upholstery supply and repair	C	P	
Utility service facilities and storage operations	C		
Commercial disposal injection wells	C		
Communication facilities and business	C		
Storage buildings for equipment	C	P	
Flowlines and Gathering lines	C		
Processing of agriculture raw materials	C	NEW	
Distilleries, Brew Pubs, Wineries	C	NEW	
Commercial airports/heliports - crop dusting, chemical storage	USR		
Storage or warehousing of dangers or toxic chemicals/products	USR		
Asphalt	USR	Batch plant?	
Aircraft related recreational facilities	USR		
Rendering plants, slaughter houses/meat packing	USR		
Adult amusement, entertainment, business establishment	USR		
Commercial synthetic fuel production	USR		
Solid waste management, excluding manure storage/processing	USR		
Junk, scrap metal, auto wrecking and equipment storage/salvage	USR		
Kennels	USR		

ORIGINAL

	LIGHT INDUSTRIAL USES		
P=Permitted, C=Conditional, USR=Special Use			
	LIGHT INDUSTRY	PROPOSED CHANGE	NOTES
USE TYPE			
Sand and gravel mining	USR		
Shooting Range	USR	NEW	
Outside Storage	USR	NEW	

PC Recommendations

LIGHT INDUSTRIAL USES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	LIGHT INDUSTRY	ADMIN THOUGHTS	PC RECOMMENDATION	NOTES
Assembling and light manufacturing plants	P		P	
Storage building for equipment incidental to business	P		P	
Offices-general medical, dental, prof and govt activities	P	C	P	CLASSES OF OFFICE NECESSARY?
Emergency response facilities, fire stations	P		P	
Temporary Office	P	Remove temporary		NOT NECESSARY - REMOVE
Temporary Construction Office	P	Remove temporary		NOT NECESSARY - REMOVE
Grazing of livestock not to exceed 3-730	P		P	
Agriculture crop production, not to include process of raw materials	P		P	NOT TO INCLUDE PROCESSING - HEMP OIL
Pipeline and accessories water/wastewater not oil related	P		P	
Oil and gas wells	P		P	
Injection wells, except commercial disposal injection wells	P		USR	
Veterinary Clinic	P	NEW	P	
Utility generation facility <50mw production	C		USR	
Water storage reservoirs <65 acre feet	C		C	
Water tanks, water and sewage treatment facilities	C		C	Remove sewage treatment facility
Communication facilities where height limits are exceeded	C		C	
Utility Service Facilities here height limits are exceeded	C		C	
Concrete and mortar batch plants	C		USR	
Storage of mobile homes in excess of 14 days	C	Storage of mobile homes.	NONE	What does this mean?
Automobile Service stations with pumps, and sundry sales	C		C	
Bakeries - wholesale and retail	C		P	
Banks, financial institutions with drive through	C		P	
Bars and lounges	C	P	C	
Boat sales and storage	C		C	
Bottling plants	C	USR	USR	
Building materials - wholesale/retail	C	P	P	
Carpentry and woodworking shops	C	USR	P	
Dairy processing plants	C	USR	USR	
Equipment Rental	C		C	
Food/beverage processing	C		C	
Food lockers	C	P	C	
Garden shops, greenhouses wholesale nurseries	C	P	P	
General merchandise wholesale business/retail allowed	C	P	P	
Home repair centers - wholesale/retail	C	P	P	
Machine shops	C	USR	C	
Mini-warehouses with no dangerous material/sales	C		P	
Motor vehicle and motorized equipment sales/repair/service	C		C	

PC Recommendations

LIGHT INDUSTRIAL USES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	LIGHT INDUSTRY	ADMIN THOUGHTS	PC RECOMMENDATION	NOTES
Product distribution - warehouse	C		C	
Public/private parking lot	C		C	
RV storage	C	Add outside storage	C	Add outside storage
Restaurants other eating facilities	C		C	
Scientific research facilities	C		C	
Storage and warehousing facilities	C		C	
Upholstery supply and repair	C	P	P	
Utility service facilities and storage operations	C		C	
Commercial disposal injection wells	C		USR	
Communication facilities and business	C		C	
Storage buildings for equipment	C	P	P	
Flowlines and Gathering lines	C		C	
Processing of agriculture raw materials	C	NEW	C	Hemp processing - convert to oil
Distilleries, Brew Pubs, Wineries	C	NEW	C	
Commercial airports/heliports - crop dusting, chemical storage	USR		USR	
Storage or warehousing of dangers or toxic chemicals/products	USR		USR	
Asphalt	USR	Batch plant?	USR	
Aircraft related recreational facilities	USR		USR	
Rendering plants, slaughter houses/meat packing	USR		USR	
Adult amusement, entertainment, business establishment	USR		USR	
Commercial synthetic fuel production	USR		USR	
Solid waste management, excluding manure storage/processing	USR		USR	Remove manure storage/processing
Junk, scrap metal, auto wrecking and equipment storage/salvage	USR		USR	
Kennels	USR		C	
Sand and gravel mining	USR		USR	
Shooting Range	USR	NEW	USR	
Outside Storage	USR	NEW	USR	

ORIGINAL

HEAVY INDUSTRIAL USES			
P=Permitted, C=Conditional, USR=Special Use			
USE TYPE	HEAVY INDUSTRY	PROPOSED CHANGE	NOTES
	P		
Product distribution and storage	P		
Utility service facilities and storage	P		
Private and public storage areas	P	C	
Public Safety facilities	P		
Offices-general, medical, dental, pro and govt activities	P	C	
Grazing of livestock not to exceed 3-730	P		
Agricultural crop production and processing convert raw materials	P		
Pipelines and accessory structure, water/wastewater except oil	P		
Oil and gas wells	P		
Injection wells except commercial disposal injection wells	P		
Mini-storage, enclosed	P	NEW	
All conditional uses in Light Industrial zone	C		
Storage/sale of commercial fertilizer and farm chemicals	C		
Junk, scrap metal, auto wrecking and equipment storage/salvage	C		
Manufacturing, assembly and distribution of sec/basic goods	C		
Rendering plants, slaughter houses, meat packing	C		
Commercial storage areas to store/distribute foods/commodities	C		
Commercial disposal injection wells	C		
Flowlines and gathering lines	C		
Concrete, asphalt or motor batch plants	C	USR	
Truck terminals and loading areas	C		
Sand and gravel mining/other mineral extraction	C		
Shooting Range	C	NEW	
Outside storage	C	NEW	
Agricultural crop production and processing/convert raw materials	C	NEW	
Airports/heliports	USR		
Crop dusting operations/airstrips	USR		
Commercial synthetic fuel plants	USR		
Sanitary landfills	USR		

ORIGINAL

HEAVY INDUSTRIAL USES			
P=Permitted, C=Conditional, USR=Special Use			
USE TYPE	HEAVY INDUSTRY	PROPOSED CHANGE	NOTES
Solid waste management, treatment, storage, recycling excluding	USR		
manure storage and processing on lot >20,000 square feet	USR		

PC Recommendations

HEAVY INDUSTRIAL USES				
P=Permitted, C=Conditional, USR=Special Use				
USE TYPE	HEAVY INDUSTRY	ADMIN THOUGHTS	PC RECOMMENDATIONS	NOTES
Product distribution and storage	P		P	
Utility service facilities and storage	P		P	
Private and public storage areas	P	C	P	
Public Safety facilities	P		P	
Offices general, medical, dental, pro and govt activities	P	C		General offices in other places
Grazing of livestock not to exceed 3-730	P		P	
Agricultural crop production and processing convert raw materials	P			Remove
Pipelines and accessory structure, water/wastewater except oil	P		P	
Oil and gas wells	P		P	
Injection wells except commercial disposal injection wells	P		USR	
Mini-storage, enclosed	P	NEW	P	
All conditional uses in Light Industrial zone	C	C		
Storage/sale of commercial fertilizer and farm chemicals	C	C		
Junk, scrap metal, auto wrecking and equipment storage/salvage	C	C		
Manufacturing, assembly and distribution of sec/basic goods	C	C		
Rendering plants, slaughter houses, meat packing	C	C		
Commercial storage areas to store/distribute foods/commodities	C	C		
Commercial disposal injection wells	C		USR	
Flowlines and gathering lines	C		C	
Concrete, asphalt or motor batch plants	C	USR	C	
Truck terminals and loading areas	C		C	
Sand and gravel mining/other mineral extraction	C		C	
Shooting Range	C	NEW	C	
Outside storage	C	NEW	C	
Agricultural crop production and processing/convert raw materials	C	NEW		Conditional in Ag
Airports/heliports	USR		USR	
Crop dusting operations/airstrips	USR		USR	
Commercial synthetic fuel plants	USR		USR	
Sanitary landfills	USR		USR	
Solid waste management, treatment, storage, recycling excluding manure storage and processing on lot >20,000 square feet	USR		USR	

File Summary



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY**

March 26, 2020

April 7, 2020 hearing date

APPLICANTS and LANDOWNERS: Greg and Elizabeth Wagers

Planning Commission considered this application at their meeting on March 9, 2020 and unanimously recommends approval on a vote of 6-0.

This application is for the Wagers Minor Subdivision in the SW¼ of Section 8, T4N, R58W of the 6th P.M. Morgan County, Colorado. The property is located on County Road W.5 approximately .5 miles north of the intersection of County Road W and County Road W.5. The property is currently undeveloped and the lots will become residential lots in the Agriculture Production zone district.

Greg and Elizabeth Wagers, as applicants, are requesting approval of a minor subdivision that will plat 19 acres into two lots, each 9.5 acres. The lots are being subdivided from an existing parcel of 59.25 acres and identified as parcel #1041-080-00-005. The remaining parcel will be 40.26 acres. There are no existing structures on the property subject to subdivision, nor any structures within the Agriculture Production setbacks.

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

Lot 1		Lot 2
Water	Quality Water Tap	Quality Water Tap
Septic	NE Colo Health – no objection – new septic	NE Colo Health – no objection – new septic
Access (2)	Road and Bridge – ok new	Road and Bridge – ok new
Fire	Fort Morgan	Fort Morgan
Soil map	Provided	Provided
Ext Svc	Animal units – none proposed	Animal units – none proposed
Minerals	Lease – Notification complete	Lease – Notification complete
R-T-F	Complete	Complete

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the northwest planning area.

Chapter 2.II.C. 1., County Wide

Goals: Encourage the development where the proposed development is compatible with existing land uses – other exempted properties and small acreage properties are in the area.

There is access to existing infrastructure, Quality Water and County Road.

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

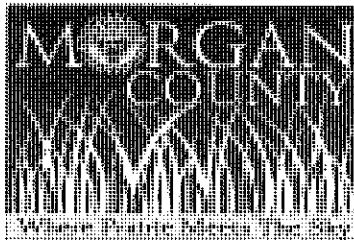
There are other exempted properties in the area and distance creates a buffer - buffering is not necessary.

All appropriate notice requirements have been completed with no comments received as of March 26, 2020. Fourteen property owners within 1,320 feet were notified of the application; there have not been comments, either in favor or opposed.

Suggested condition of approval of this application:

- (1) Proposed Quality Water taps will be paid in full prior to recordation of the plat.

Pam Cherry
Morgan County Planning Administrator



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY**

February 28, 2020

March 9, 2020 hearing date

APPLICANTS and LANDOWNERS: Greg and Elizabeth Wagers

This application is for the Wagers Minor Subdivision in the SW¼ of Section 8, T4N, R58W of the 6th P.M. Morgan County, Colorado. The property is located on County Road W.5 approximately .5 miles north of the intersection of County Road W and County Road W.5. The property is currently undeveloped and the lots will become residential lots in the Agriculture Production zone district.

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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:

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Fire	Fort Morgan	Fort Morgan
Soil map	Provided	Provided
Ext Svc	Animal units – none proposed	Animal units – none proposed
Minerals	Lease – Notification complete	Lease – Notification complete
R-T-F	Complete	Complete

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the northwest planning area.

Chapter 2.II.C. 1., County Wide

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There are other exempted properties in the area and distance creates a buffer - buffering is not necessary.

All appropriate notice requirements have been completed with no comments received as of February 28, 2020. Fourteen property owners within 1,320 feet were notified of the application; there have not been comments, either in favor or opposed.

I would like Planning Commission to make a motion on this application to be referred to the County Commissioners for final determination.

Pam Cherry
Morgan County Planning Administrator

Application

	Morgan County 231 Ensign, Fort Morgan, CO 80701 (970) 542-3526 Fax (970) 542-3509	Minor Subdivision Permit MS2020-0001
	For Inspections: (970) 542-3526	

Date Issued: 02/21/2020 Expiration Date: 8/19/2020 Job Site Address: CO Rd W.5 east of CO Rd 13, Weldona, CO 80653 Category: Planning Permit Type: Minor Subdivision Permit Valuation: \$0.00	Property Owner: Wagers, Greg & Elizabeth Mailing Address: PO Box 945 Fort Morgan, CO 80701 Phone: (970) 380-2132 Email: greg.wagers@gmail.com
--	---

Description of Work:
 Create 2 lots from 19 acre parcel.

Subdivision: Parcel ID: 104108000005 Filing: Lot: Block: Total Sq Ft:	Required Setbacks: <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> Actual Setbacks: <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>								

Contractors:	<table> <tr> <th>Fee Items</th> <th>Amount</th> </tr> <tr> <td>Minor Subdivision 11-20.9 acres</td> <td>\$575.00</td> </tr> <tr> <td>Total:</td> <td>\$575.00</td> </tr> </table>	Fee Items	Amount	Minor Subdivision 11-20.9 acres	\$575.00	Total:	\$575.00
Fee Items	Amount						
Minor Subdivision 11-20.9 acres	\$575.00						
Total:	\$575.00						

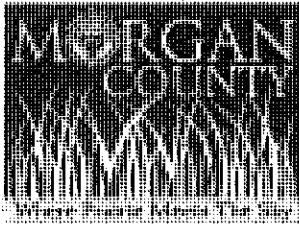
NOTICE

The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the County Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The County or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes and regulations applicable may result in the revocation of this permit. Buildings MUST conform with the submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy must be approved prior to commencement of construction. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit. Permits are not transferable. Morgan County and any of its contractors are not liable for workmanship. Issuance of a Building or Zoning permit does not guarantee your project is in compliance with covenants that may be in place on your property.

Signature of Applicant/Date

Building Department Signature/Date

MUST BE POSTED ON JOB SITE



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

Filing Deadline _____

Meeting Date _____

Administrative Review ☐

MINOR SUBDIVISION APPLICATION

APPLICANT

Name GREG AND ELIZABETH WAGERS
Address PO BOX 945
FT. MORGAN, CO 80701
Phone (970) 380-2132
Email greg.wagers@gmail.com

LANDOWNERS

Name GREG AND ELIZABETH WAGERS
Address PO BOX 945
FT. MORGAN, CO 80701
Phone (970) 380-2132
Email greg.wagers@gmail.com

TECHNICAL

General legal description of parcel: SW 1/4 Sec 8, 4N, 58W
Address/Location of Property: Co. Rd. W. 5 EAST of CORNER 13 District: A6
Distance and Direction to nearest community: 10 miles S.E. to Ft. Morgan
Total acreage in parcel: 19 acres Number of lots to be created: 2
Name, address and phone of surveyor: Nicole Hay, Leiber-McAtee Assoc, PO Box 442 Sterling, CO
Present use of Property: CRASSLAND / PASTURE
Proposed use of Property: RESIDENTIAL
Is property located within 1320' (1/4 mile) of a livestock confinement facility: No

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.

Greg Wagers 2-11-20
Applicant Signature Date

Elizabeth Wager 2-11-20
Applicant Signature Date

Greg Wagers 2-11-20
Landowner Signature Date

Elizabeth Wager 2-11-20
Landowner Signature Date

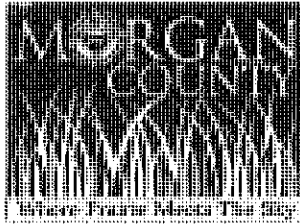
Date Received 2-11-20 Received By JM Fee Payment \$ 575⁰⁰ Check # 2908

Recording Fee \$ _____ Check # _____

Fees Paid By Greg Wagers

Comments _____

MS Permit # MS2020-0001

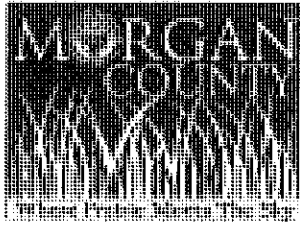


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PLANNING, ZONING & BUILDING DEPT.
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PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: jcrosthwait@co.morgan.co.us

MINOR SUBDIVISION
ATTACHMENT SCHEDULE

Riverside Ditch

- ✓ ☒ Schedule A: ✓ Proof of ownership in the form of current, title insurance policy, (within the last 6 months) or attorney's title opinion.
- ✓ ☒ Schedule B: ✓ Names, addresses, and phone numbers of all property owners.
- ☐ Schedule C: ✓ Waste Disposal System
☐ Public System - "Will Serve Letter"
✓ ☒ Private System - "Will Serve Letter"
☐ Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department.
- ✓ ☒ Schedule D: ✓ Water System
✓ ☒ Existing or proposed public or private water system – Contract for Service *MCQW*
☐ Existing Well – Provide copy of drillers well completion report to state and proof of adjudication and water quality report.
☐ Proposed Well – Provide documented proof of quality and quantity of potable water
- ✓ ☒ Schedule E: ✓ Water supply information summary as required by State of Colorado, Office of the State Engineer (attached) *No wells*
- ✓ ☒ Schedule F: ✓ Legal Access - Copy of permit for driveway access from Colorado Department of Transportation or Morgan County Road and Bridge Department. Other easements and/or right-of-ways as applicable. (Required for new and existing driveways)
- TBD* Schedule G: Is proposed subdivision located within a Fire District? (staff determined)
- ✓ ☒ Schedule H: ✓ Soil Type - Soil map from Morgan County Soil Conservation Service showing suitability for sanitary facilities, building site development for site specific soil.
- ✓ ☒ Schedule I: ✓ Impact statement from Morgan County Extension for determination of the number of animal units this land can sustain.
- ✓ ☒ Schedule J: Describe the general topography of the land and potential hazards.
- NA* Schedule K: ✓ If any portion of proposed subdivision is in the floodplain these areas must be shown on the plat map. Zone, panel number and panel date to be indicated.
- NA* Schedule L: ✓ Declaration of restrictive covenants.
- NA* Schedule M: ✓ Homeowners Association agreement and by-laws.
- NA* Schedule N: ✓ Revegetation plan (if not included in covenants).
- ✓ ☒ Schedule O: Names and addresses of all mineral rights owners and/or lessees.



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: jcrosthwait@co.morgan.co.us

- ☒ Schedule P: ☒ Right to Farm Policy.
- ☒ Schedule Q: ☒ Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations adopted February, 2003.
- ☐ Schedule R: ☒ Improvement location certificate, including setbacks of existing structures, per requirements set forth in the Morgan County Subdivision Regulations adopted February, 2003. **2 copies required.**
- ☐ Schedule S: Non-refundable Application Fee: (made payable to Morgan County Planning)
- | | |
|-----------------------|-----------|
| Administrative Review | \$300.00 |
| 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 + acres | \$650.00* |
- * Plus \$15.00 per 40 acres or fraction thereof in excess of 60 acres.
- ☐ Schedule T: Plat map recording fee of \$13.00. (made payable to Morgan County Clerk & Recorder)
- ☐ Schedule U: Covenants recording fee of \$13.00 for first page and \$5.00 per page thereafter. (This fee will be collected at the conclusion of all hearings. Made payable to Morgan County Clerk & Recorder)
- ☐ Schedule V: Other staff requirements.

*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 Records office.

Minimum lot size for parcel containing a water well and a septic system is 2.5 (two and one half) acres. Minimum lot size for parcel without a water well and served by a public or private water system and a septic system is 1 (one) acre.

Property taxes must be current prior to processing application.

Titlework

NORTHERN COLORADO TITLE SERVICES CO., INC.

130 W. KIOWA AVE., FORT MORGAN, COLORADO 80701

Phone No. 970-867-0233 Fax No. 970-867-7750

DATE: January 8, 2020

ORDER #: NCT21978

PROPERTY ADDRESS: VACANT

OWNER/PURCHASER: GREGORY J. WAGERS and ELIZABETH E. WAGERS
TO BE DETERMINED

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

____ To: ATTN:

Fax#:

____ To: GREG WAGERS
CALL 970-380-2132

ATTN:

Fax#:

____ To:

ATTN:

Fax#:

____ To: LEIBERT-MCATEE & ASSOCIATES
nhay@kci.net

ATTN:

Fax#:

____ To:

ATTN:

Fax#:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, SHARON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: CLOSING@NCTS.COM

HAVE A WONDERFUL DAY!!!

____ COMMITMENT
AMT DUE IS ON SCHEDULE A (INVOICE)

____ OWNERS TITLE POLICY

____ PROPERTY REPORT
-AMT DUE IS ON PROPERTY REPORT (INVOICE)

____ MORTGAGEES TITLE POLICY

____ MORTGAGE/FORECLOSURE GUARANTY

____ DOCUMENTS

____ SURVEY/ILC

____ OTHER / INVOICE



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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 EXTRACONTRACTUAL 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, a Texas corporation (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 Policy Amount 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:

Authorized Countersignature

NORTHERN COLORADO TITLE SERVICES

Company Name

FORT MORGAN, CO

City, State



Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-16) Page 1 of 3

AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
 - (f) Schedule B, Part II - Exceptions; and
 - (g) a countersignature 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 shall not be liable for any other amendment to this Commitment.

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 shall not be 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 will only have liability 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.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-1a) Page 2 of 3



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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. PRO-FORMA POLICY

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

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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

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 P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-18) Page 3 of 3

AMERICAN
LAND TITLE
ASSOCIATION



	Title Insurance Commitment
	ISSUED BY Stewart Title Guaranty Company
Schedule A	

ALTA® Universal ID: 0044474
 Commitment/File No: NCT21978
 Property Address: VACANT

Effective Date: January 6, 2020 at 8:00 a.m.
 Issuing Office: NORTHERN COLORADO TITLE
 SERVICES CO., INC.

1. Policy or Policies to be issued:

OWNERS:	AMOUNT	PREMIUM
<input checked="" type="checkbox"/> ALTA® 2006 Owner's Policy	\$TO BE DETERMINED	\$200.00

Proposed Insured: TO BE DETERMINED

LOAN:

☒ ALTA® 2006 Loan Policy

Other Charges:

TOTAL DUE: \$ 200.00

NOTE: A Minimum Fee of \$110.00 will be charged if file is cancelled.

2. On the effective date hereof, the estate described herein to be insured is fee simple, and is vested in:

GREGORY J. WAGERS and ELIZABETH E. WAGERS

3. The land referred to in the Commitment is described below or in Schedule C:


SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 1°59'30" EAST ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 8 A DISTANCE OF 1158.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°59'30" EAST ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 8 A DISTANCE OF 1519.80 FEET TO THE NORTHWEST CORNER OF SAID SW1/4 OF SECTION 8; THENCE NORTH 89°59'00" EAST ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 8 A DISTANCE OF 1255.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 982 AT PAGE 347 OF THE MORGAN COUNTY RECORDS; THENCE SOUTH 21°03'10" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 982 AT PAGE 347 A DISTANCE OF 288.05 FEET; THENCE SOUTH 44°07'10" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 982 AT PAGE 347 A DISTANCE OF 341.04 FEET; THENCE SOUTH 56°03'10" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 982 AT PAGE 347 A DISTANCE OF 437.22 FEET; THENCE SOUTH 63°22'10" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 982 AT PAGE 347 A DISTANCE OF 674.78 FEET TO A POINT ON THE EAST LINE OF SAID SW1/4 OF SECTION 8; THENCE SOUTH 1°30'00" WEST ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 8 A DISTANCE OF 439.35 FEET; THENCE SOUTH 89°33'50" WEST A DISTANCE OF 2603.19 FEET TO THE POINT OF BEGINNING, EXCEPT A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 771189 OF THE MORGAN COUNTY RECORDS ACCORDING TO SURVEY PLAT BY LEIBERT-MCATEE & ASSOCIATES, INC RECORDED AT RECEPTION NO. 1601810.

and commonly known as (for informational purposes only): **VACANT**

	Title Insurance Commitment
Schedule BI	ISSUED BY Stewart Guaranty Title Company


**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No: **NCT21978**

The Following are requirements to be complied with; otherwise to be shown as exceptions in the policy:

- A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured, and for any estate or interest necessary to create the estate or interest to be insured described in this Commitment.
- B. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
- C. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- 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, to wit:
 - 1. Proper Deed from **GREGORY J. WAGERS** and **ELIZABETH E. WAGERS** to **TO BE DETERMINED**, conveying the land described herein.
 - 2. Dollar amount of Policy coverage must be provided to the Company.
 - 3. The Company reserves the right to assert additional requirements or exceptions regarding the Grantee(s) when they are designated.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

	Title Insurance Commitment
Schedule BII	ISSUED BY Stewart Title Guaranty Company

**SCHEDULE B-SECTION II
EXCEPTIONS**

Commitment No: **NCT21978**

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company. The policy will not insure against loss or damage by reason of the following:

1. 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 on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.
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.

ADDITIONAL EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

8. Reservation as contained in United States Patent recorded JANUARY 3, 1912 in Book 82 at page 141 as follows:
Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises and right of way for ditches or canals constructed by the authority of the United States.
9. Reservation as contained in United States Patent recorded January 15, 1915 in Book 107 at Page 299 as follows:
Right of way for ditches or canals constructed by the authority of the United States.
10. Right of way for ROAD purposes as specified in ROAD PETITION recorded OCTOBER 13, 1908 in Book 15 at 121, said road to be not less than 60 feet in width.

Commitment Schedule B-II

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11. Right of way for ROAD purposes as specified in ROAD PETITION recorded OCTOBER 7, 1908 in Book 15 at 151, said road to be not less than 60 feet in width.
12. Right of way for ROAD purposes as specified in ROAD PETITION recorded MAY 5, 1910 in Book 73 at 22, said road to be not less than 60 feet in width.
13. Right of way for ROAD purposes as specified in ROAD PETITION recorded FEBRUARY 6, 1923 in Book 73 at 167, said road to be not less than 60 feet in width.
14. Weldon Valley Extention Canal and rights of way therefor, as evidenced by Map and Sworn Statement recorded June 25, 1907 in Map Book 1 at Page 29.
15. The Pawnee Pass Reservoir and Canal System and rights of way therefor, as evidenced by Map and Sworn Statement recorded January 29, 1896 in File No. 18, and July 1, 1896 as File No. 20.
16. The Riverside Canal and rights of way therefor, as evidenced by Map and Sworn Statement recorded July 29, 1908 in Map Book 1 at Page 51.
17. Easement and right of way for telephone and telegraph purposes as granted by The Colorado Telephone Company to The Mountain States Telephone and Telegraph Company as contained in instrument recorded August 5, 1911, in Book 84 at Page 169, the location of said easement and right of way not being specifically defined.
18. Easement and right of way for oil and gas transportation purposes as granted by Glenn D. Neeley and Mary A. Neeley to Kansas-Nebraska Natural Gas Company as contained in instrument recorded November 13, 1958, in Book 608 at Page 142, the location of said easement and right of way not being specifically defined.
19. Easement and right of way for transportation of liquids and/or gases and communication system purposes as granted by Glenn D. Neeley and Mary A. Neeley to Arapahoe Pipe Line Company as contained in instrument recorded May 26, 1960, in Book 631 at Page 103, the location of said easement and right of way not being specifically defined.
20. All oil, gas and other mineral rights presently owned by them in and to the subject property as conveyed in Deed from WAGERS BLUESTEM to GREGORY J WAGERS and ELIZABETH E. WAGERS, as to 1/2 interest and R. SCOTT WAGERS and BERNADETTE M. WAGERS, as to 1/2 interest, recorded DECEMBER 15, 2016 at Reception No. 903031, and any and all assignments thereof or interests therein.
21. 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.
22. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded LEASES AND TENANCIES.
23. 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) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656; AND (D) PANTERA ENERGY COMPANY, RECORDED NOVEMBER 9, 1981 IN BOOK 822 AT PAGE 878.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B-Section 1 and a Schedule C (if applicable) with matching Numbers.

**SCHEDULE B – SECTION 2
CONTINUED**

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 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 Title entity conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- 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: Pursuant to Colorado Division of Insurance Regulations 8-1-1, 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 material-men 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 un-filed mechanic's and material-men'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.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), 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.

NOTE: Pursuant to Colorado Insurance Regulation 8-1-3, this is notification of the availability of Title Closing Protection Letters written by Stewart Title Guaranty Company.

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.

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 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, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

WHAT DO/DOES THE NORTHERN COLORADO TITLE SERVICES CO., INC. 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 Northern Colorado Title Services Co., Inc. (NCT) and its affiliates, 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, 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.	No	We don't share
For our affiliates' everyday business purposes—information about your creditworthiness.	No	We don't share
For our affiliates to market to you	No	We don't share
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/does NCT Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does NCT 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/does NCT 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: 130 W. Kiowa Ave., Fort Morgan, Colorado 80701 (970)-867-0233

Property Owners

Minor Subdivision Application
Applicant and Landowners: Greg and Elizabeth Wagers

Schedule B: Names and Addresses of Property Owners

Applicants and Owners:
Greg and Elizabeth Wagers

Residing at:
13354 Co. Road W.5
Weldona, CO
(Note: this property is adjacent to the lots addressed in our application)

Mailing address:
PO Box 945
Fort Morgan, CO 80701

Sewer & Water



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

January 30, 2020

Greg Wagers
13354 CR W.5
Weldona, CO 80653

Dear Mr. Wagers:

Northeast Colorado Health Department (NCHD) has no objection to the Minor Sub-division consisting of two lots located in the SW¼ of Section 8, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Total acres involved are approximately 19.0 acres.

Lot one will be approximately 9.5 acres. Said property is currently vacant and potable water will be served by Morgan County Quality Water District.

Lot two will be approximately 9.5 acres. Said property is currently vacant and potable water will be served by Morgan County Quality Water District.

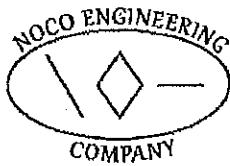
Prior to building a residence, the owner(s) shall obtain from this office an application to install or repair an OWTS, and remit the appropriate fee. Construction of an OWTS shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations. Including, but not limited 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,

A handwritten signature in black ink, appearing to read "Conner Gerken". The signature is fluid and cursive, with a long horizontal line extending from the end.

Conner Gerken
Environmental Health Specialist
Northeast Colorado Health Department



11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

2-4-20
all okay
Km

File No: 20-006.05

February 4, 2020

Morgan County Quality Water District
P.O. Box 1218
Fort Morgan, CO 80701

ATTN: Kent Pflager, Manager

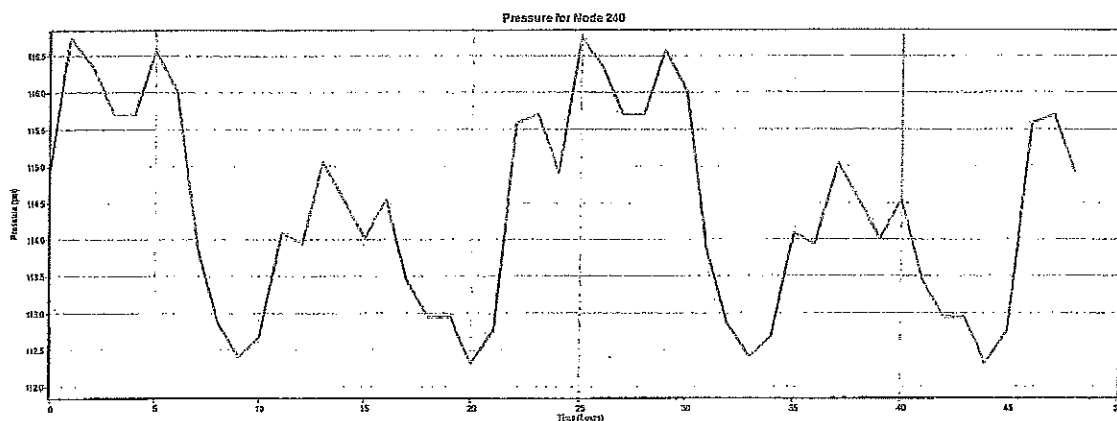
RE: Tap Request (2020-07 – Node 240)

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Greg Wagers	Two 5/8" Tap	MCR 14 and W.5

The request is for two (2) 5/8" tap to service a property that is being subdivided into three lots of which one lot already has a tap. The proposed location is served by an eight-inch (8") line. The existing pressures in this area are between 112 and 117 psi. With the addition of the tap, the pressure range is modeled between 112 and 117 psi as shown below.



The following table indicates the impact of this request on the peak-hour pressures at critical areas within the District without any improvements.

Location	Pressure Before Proposed Taps Added (psi)	Pressure After Proposed Taps Added (psi)
Wiggins Pump Station Inlet (#1140)	41.0	41.0
Road 23 (North End #2110)	71	71
North of Jackson Lake (#1921)	30	30
Northeast End of District (#2230)	87	87
Adams Co. (#1250)	29.9	29.9

* Spreadsheet was modified which changes the values 3/1/19

System Improvements required to serve this request:

None

Engineer's Recommendation:

NEC recommends approval of this application. Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Master Plan Improvements recommended to serve this request: None.

The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 90 days of the date of this correspondence. Otherwise, the proposed request will be removed from the model. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7 acre feet times the number of tap equivalents purchased, then the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,



Josh Cook, P.E.
President
NOCO Engineering Company

Attachment

FORM NO
GWS-76
02/2006

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

1313 Sherman St., Room 818, Denver, CO 80203

Phone - Info (303) 866-3587

Main (303) 866-3581

Fax (303) 866-3589

<http://www.water.state.co.us>

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED:

2. LAND USE ACTION: Minor subdivision

3. NAME OF EXISTING PARCEL AS RECORDED:

SUBDIVISION: NA

FILING (UNIT)

BLOCK

LOT

4. TOTAL ACREAGE: 19 ac.

5. NUMBER OF LOTS PROPOSED 2

PLAT MAP ENCLOSED? ☐ YES or ☐ NO

6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☒ NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☒ NO

If yes, describe the previous action:

7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner

NE 1/4 of the SW 1/4, Section 8, Township 4N ☒ N or ☐ S, Range 58 ☐ E or ☒ W

Principal Meridian: ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, ☐ Zone 12 or ☐ Zone 13

Easting: _____

Northing: _____

8. PLAT - Location of all wells on property must be plotted and permit numbers provided NA

Surveyor's Plat: ☐ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
<u>Quality Water</u>		
HOUSEHOLD USE # <u>2</u> of units		
COMMERCIAL USE # <u>NA</u> of S F		
IRRIGATION # <u>NA</u> of acres		
STOCK WATERING # <u>NA</u> of head		
OTHER: _____		
TOTAL		

10. WATER SUPPLY SOURCE No well on site

<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____ <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS -- (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____ WATER COURT DECREE CASE NUMBERS: _____ _____ _____
--	---

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☐ YES or ☐ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

☒ SEPTIC TANK/LEACH FIELD

☐ CENTRAL SYSTEM

DISTRICT NAME: _____

☐ LAGOON

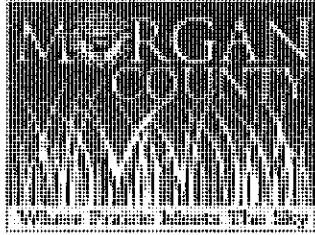
☐ VAULT

LOCATION SEWAGE HAULED TO: _____

☐ ENGINEERED SYSTEM (Attach a copy of engineering design)

☐ OTHER: _____

Road & Bridge



Road & Bridge Department

January 13, 2020

Greg & Elizabeth Wagers
P.O. Box 945
Fort Morgan, CO 80701

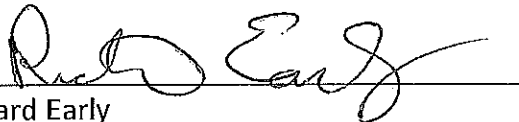
Dear Greg & Elizabeth,

Morgan County Highway Department has no objection to the use of a new driveway located onto Morgan County Road W.5 as access to the property located at:

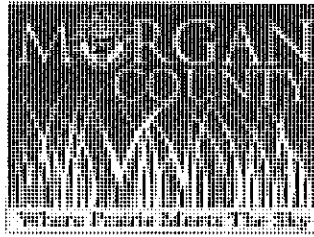
Lot #1 in NE Corner of SW $\frac{1}{4}$ of Section 8, Township 4 North, Range 58 West of the 6th P.M.
GPS Coordinates taken using a Jamar RAC Geo II Counter , Serial # P52322
GPS Coordinates at the centerline of the driveway: 40.194773 Latitude
103.538153 Longitude

The Maximum width allowed for this driveway is 40 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,


Richard Early
Bridge Manager

RE/cb



Road & Bridge Department

January 13, 2020

Greg & Elizabeth Wagers
P.O. Box 945
Fort Morgan, CO 80701

Dear Greg & Elizabeth,

Morgan County Highway Department has no objection to the use of a new driveway located onto Morgan County Road W.5 as access to the property located at:

Lot # 2 in NE corner of SW $\frac{1}{4}$ of Section 8, Township 4 North, Range 58 West of the 6th P.M.

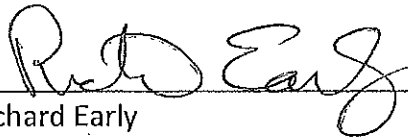
GPS Coordinates taken using a Jamar RAC Geo II Counter, Serial # P52322

GPS Coordinates at the centerline of the driveway: 40.194473 Latitude

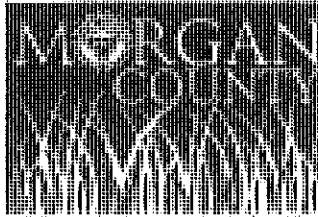
103.537410 Longitude

The maximum width allowed for this driveway is 40 feet. At this time no culvert is required. If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and driveway must meet Morgan County specifications. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,


Richard Early
Bridge Manager

RE/cb



Where Prairie Meets The Sky
MORGAN COUNTY

Road and Bridge Department

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: GREG AND ELIZABETH WAGERS Date: 1-8-20

Address: P.O. Box 945

FT. MORGAN, CO 80701

Phone: 970-380-2132 (c)

Legal Description: NE CORNER of SW 1/4 SEC 8 4N 58W

Present Driveway Location: _____

New Driveway Location: W.5

If this letter is to be mailed to an address different from above indicate:

Name: _____

Address: _____

Phone: _____

No solvent
at this time
40' driveway

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560

For Office use only

Received By: _____

Date: _____

Completed by: Richard Early

Date: 1-8-2020

T 4 N

R 58 W

8

NORTHWEST CORNER OF SW 1/4
OF SECTION 8, T4N, R58W
FOUND 3-1/4" BRASS CAP
AT GROUND SURFACE
CAP STAMPED



SKETCH

[S89°56'E 2592.48']
N89°56'00"E
2592.57

COUNTY ROAD W.5
(S89°56'E 1255.0')
N89°56'00"E
1255.00

NORTHWEST CORNER OF SW 1/4
OF SECTION 8, T4N, R58W
FOUND 3-1/4" BRASS CAP
AT GROUND SURFACE
CAP STAMPED



EXCEPTED PARCEL
OF LAND DESCRIBED IN
RECEPTION NO. 771189

FOUND BENT NO. 9
REBAR-NO CAP
0.2' BELOW ROAD

(S1°58'00"W 1048.3')
N1°58'15"W
1050.27

40.26 ACRES

40.194773

103.538153

40.194473

103.537410

LOT 2
9.5 ACRES

LOT 1
9.5 ACRES

FOUND NO. 5 REBAR
WITH PLASTIC CAP BY
ANDERSON-LS 14788
AT GROUND SURFACE

(S89°56'00"W 455.43')
N89°56'00"W

POINT OF
BEGINNING
(N1°58'E 2670.45')
(N1°58'E 2670.45')
N1°58'30"E
2677.83

FOUND NO. 5 REBAR 24" LONG
WITH PLASTIC CAP
AT GROUND SURFACE
BY NICOLE F. HAY-LS 38044

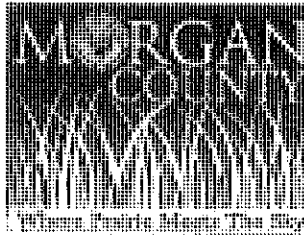
S89°33'50"W
2803.19'

COUNTY ROAD W.5

(S1°12'W 2653.86')
N1°12'00"W
2654.01

FOUND NO. 5 REBAR 24" LONG
WITH PLASTIC CAP
AT GROUND SURFACE
BY NICOLE F. HAY-LS 38044

FOUND NO. 5 REBAR 24" LONG
WITH PLASTIC CAP
AT GROUND SURFACE
BY NICOLE F. HAY-LS 38044



2 driveway

Road & Bridge Department

January 13, 2020

Greg & Elizabeth Wagers
P.O. Box 945
Fort Morgan, CO 80701

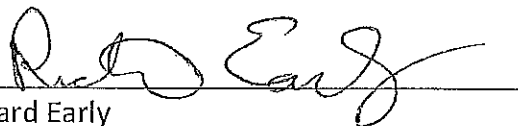
Dear Greg & Elizabeth,

Morgan County Highway Department has no objection to the use of a new driveway located onto Morgan County Road W.5 as access to the property located at:

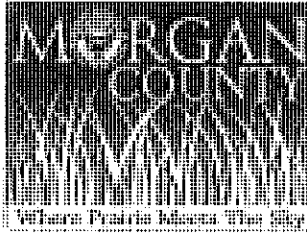
Lot #1 in NE Corner of SW ¼ of Section 8, Township 4 North, Range 58 West of the 6th P.M.
GPS Coordinates taken using a Jamar RAC Geo II Counter , Serial # P52322
GPS Coordinates at the centerline of the driveway: 40.194773 Latitude
103.538153 Longitude

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Sincerely,


Richard Early
Bridge Manager

RE/cb



Road & Bridge Department

January 13, 2020

Greg & Elizabeth Wagers
P.O. Box 945
Fort Morgan, CO 80701

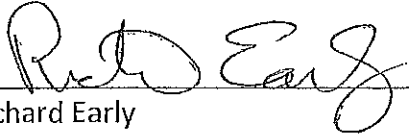
Dear Greg & Elizabeth,

Morgan County Highway Department has no objection to the use of a new driveway located onto Morgan County Road W.5 as access to the property located at:

Lot # 2 in NE corner of SW $\frac{1}{4}$ of Section 8, Township 4 North, Range 58 West of the 6th P.M.
GPS Coordinates taken using a Jamar RAC Geo II Counter, Serial # P52322
GPS Coordinates at the centerline of the driveway: 40.194473 Latitude
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Sincerely,


Richard Early
Bridge Manager

RE/cb



MORGAN COUNTY
Road and Bridge Department

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: GREG AND ELIZABETH WAGERS Date: 1-8-20

Address: P.O. Box 945

FT. MORGAN, CO 80701

Phone: 970-380-2132 (C)

Legal Description: NE CORNER of SW 1/4 SEC 8 4N 58W

Present Driveway Location: _____

New Driveway Location: W.5

If this letter is to be mailed to an address different from above indicate:

Name: _____

Address: _____

Phone: _____

*No comment
at this time
40' driveway*

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560

For Office use only

Received By: _____

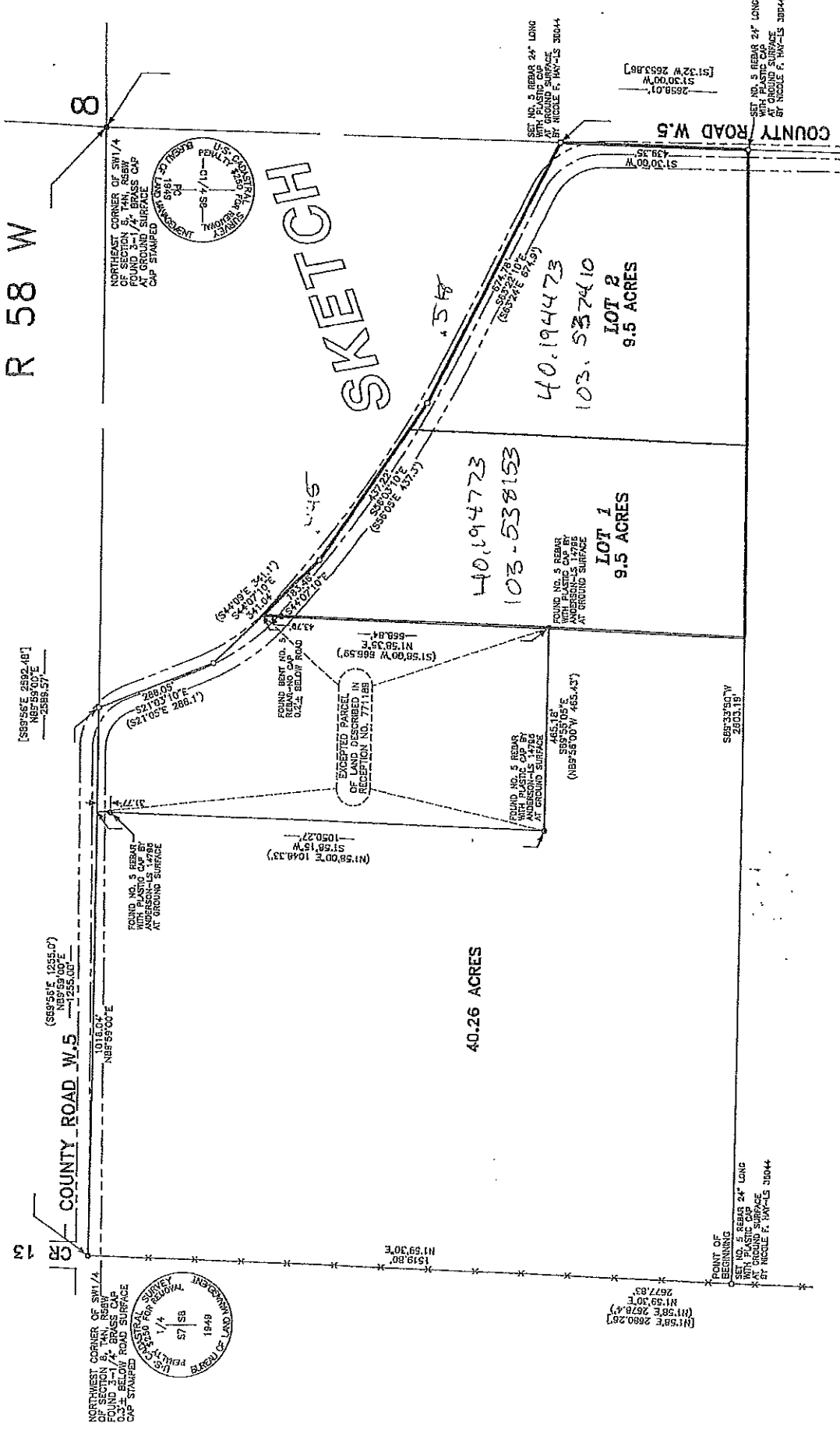
Date: _____

Completed by: RE Early

Date: 1-8-2020

T 4 N

R 58 W



SKETCH

40.26 ACRES

40.194723
103.538153

40.194723
103.537410
LOT 2
9.5 ACRES

POINT OF BEGINNING
SET NO. 5 REBAR 24\"/>

NORTHWEST CORNER OF SW 1/4
OF SECTION 8, T4N, R58W
FOUND 3-1/4\"/>

NORTHEAST CORNER OF SW 1/4
OF SECTION 8, T4N, R58W
FOUND 3-1/4\"/>

4.45

4.58

[S1°32'W 2653.86']
2658.01'
S1°30'00\"/>

SET NO. 5 REBAR 24\"/>

Soil



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**

Greg Wagers



January 8, 2020









































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.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 20, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2015—Sep 17, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

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.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Minor Components

Olnest

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Sandy Plains (R067BY024CO)
Hydric soil rating: No

Vona

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Sandy Plains (R067BY024CO)
Hydric soil rating: No

AuC—Ascalon sandy loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2tInt
Elevation: 3,550 to 5,970 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ascalon and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ascalon

Setting

Landform: Interfluves
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Wind-reworked alluvium and/or calcareous sandy eolian deposits

Typical profile

Ap - 0 to 6 inches: sandy loam
Bt1 - 6 to 12 inches: sandy clay loam
Bt2 - 12 to 19 inches: sandy clay loam

Custom Soil Resource Report

Hydric soil rating: No

Sa—Samsil gravelly soils, hilly

Map Unit Setting

*National map unit symbol: 3pyd
Elevation: 3,500 to 5,500 feet
Mean annual precipitation: 11 to 15 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Not prime farmland*

Map Unit Composition

*Samsil and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Samsil

Setting

*Landform: Breaks, hills
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Gravelly clayey shale*

Typical profile

*H1 - 0 to 4 inches: gravelly clay loam
H2 - 4 to 9 inches: clay loam
H3 - 9 to 15 inches: clay
H4 - 15 to 18 inches: weathered bedrock*

Properties and qualities

*Slope: 9 to 30 percent
Depth to restrictive feature: 4 to 20 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 1.0
Available water storage in profile: Very low (about 2.4 inches)*

Interpretive groups

*Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e*

Custom Soil Resource Report

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Very low (about 1.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: Shaly Plains (R067BY045CO)

Hydric soil rating: No

Minor Components

Renohill

Percent of map unit: 10 percent

Hydric soil rating: No

Stoneham

Percent of map unit: 10 percent

Hydric soil rating: No

ShB—Stoneham loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3pyg

Elevation: 4,440 to 4,600 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 135 to 151 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Stoneham and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stoneham

Setting

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Eolian deposits and/or calcareous loamy outwash

Typical profile

Ap - 0 to 7 inches: sandy loam

BA - 7 to 14 inches: sandy loam

Bt - 14 to 23 inches: clay loam

Bk1 - 23 to 44 inches: loam

Bk2 - 44 to 50 inches: sandy loam

Bk3 - 50 to 64 inches: fine sandy loam

Custom Soil Resource Report

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loam sandy and/or sand loamy and/or limy eolian deposits

Typical profile

Ap - 0 to 6 inches: sandy loam

Bt - 6 to 21 inches: sandy loam

2Bk1 - 21 to 44 inches: very fine sandy loam

2Bk2 - 44 to 65 inches: fine sandy loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 8 percent

Hydric soil rating: No

Olneet

Percent of map unit: 7 percent

Hydric soil rating: No

Gilcrest

Percent of map unit: 5 percent

Hydric soil rating: No

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Extension & Topography

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

GREG WAGERS is applying for a Minor Subdivision or Planned
(landowner)
Development consisting of 2 lots totaling 19 acres. Landowner is
Proposing to allow 0 animal units per acre, or 0 animal units per lot.
Location and/or address of site: NE CORNER of SW 1/4 Sec 8 4N 50W

Driving direction from Fort Morgan: approx 10 miles N.W. of Ft. Morgan
 Hwy 144 to Rd W. 5, approx 1.5 miles EAST

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 make arrangements to pick it up at the Extension Office.

EXTENSION AGENT USE ONLY:

Approval of animal units as proposed: Yes Recommended maximum animal units: _____

Comments: _____

Signature: Marlin Eisenack Date: 1/9/2020

Minor Subdivision Application
Applicant and Landowners: Greg and Elizabeth Wagers

Schedule J: General Topography and Hazards

The two lots we are proposing to subdivide were part of a small flood irrigated farming operation when we initially purchased this property in 1995. As such the topography is relatively flat with a gentle slope from north to south.

As part of the structure originally supporting the irrigation practices, and in place upon our purchase, there is a headgate located on the Riverside ditch, located north of Road W.5, with a culvert under that road and onto this property. This structure is entirely in proposed Lot #2. The flood irrigation practice was discontinued about 1998.

At the time of purchase there was also an existing drainage ditch that ran from this area north to south which I assume was to remove excess water from the cultivated areas though I never saw that ditch serving any useful purpose. This drainage ditch is also entirely in proposed Lot #2.

Approximately ten years ago a small section on the north end of the drainage ditch, referenced above, was widened to create a small settling pond. At that same time a shallow impoundment was created allowing water to be moved from the ditch to the settling pond and then into the impoundment. This shallow impoundment did hold water intermittently but use of the settling pond and the impoundment has been discontinued. This shallow impoundment is largely located in proposed Lot #2 with an estimated 25% of this structure located on the east edge of proposed Lot #1.

Finally, there is a drainage ditch running for a short distance, roughly east and west, adjacent to and parallel to County Road W.5 along the northeast edge of Lot #2. This ditch does not run water per se but rather collects runoff from the road and seepage from the ditch north of the road. This drainage ditch was in existence when we purchased the property 25 years ago.

Mineral Rights

Minor Subdivision Application
Applicant and Landowners: Greg and Elizabeth Wagers

Schedule O: Mineral Rights Owners and Addresses

As indicated in the Commitment for Title Insurance and recorded at Reception No.903031, applicants and owners, Greg and Elizabeth Wagers, own $\frac{1}{2}$ of the mineral rights. Robert Scott Wagers and Bernadette M. Wagers, residing at 3004 Tia Court, Berthoud, CO 80513, retain the remaining $\frac{1}{2}$ of the mineral rights. It would be our intent, at this time, to not transfer any mineral rights to future owners of the lots in question.

February 13, 2020

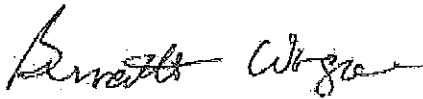
Scott and Bernadette Wagers
3004 Tia Ct
Berthoud, CO 80513

Re: *Schedule O: Mineral Rights Owners and Addresses*

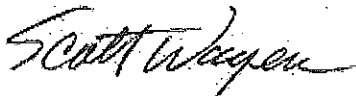
As indicated in the Commitment for Title Insurance and recorded at Reception No.903031, applicants and owners, Greg and Elizabeth Wagers, own $\frac{1}{2}$ of the mineral rights. Robert Scott Wagers and Bernadette M. Wagers, residing at 3004 Tia Court, Berthoud, CO 80513, retain the remaining $\frac{1}{2}$ of the mineral rights. It would be our intent, at this time, to not transfer any mineral rights to future owners of the lots in question.

We are fully aware of the minor subdivision application that Greg and Liz Wagers are applying for. We also agree with the plan and hope for a swift approval. We are also in agreement with the retention of the mineral right, currently owned by both parties, which will not be affected by the division of the surface property.

Regards,

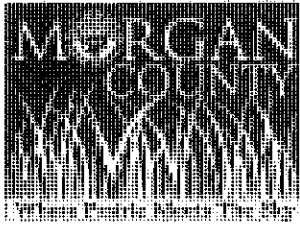


Bernadette Wagers



(Robert) Scott Wagers

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
E-mail: jcrosthwait@co.morgan.co.us

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

GREG WAGERS 2-11-20
Signature Date

GREG WAGERS
Printed Name

P.O. BOX 945
Address

FT. MORGAN, CO 80701

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.

Schedule R: ILC

Minor Subdivision Application
Applicant and Landowners: Greg and Elizabeth Wagers

Schedule R: Improvement Location Certificate

The property addressed in this application is vacant land with established pasture grass cover. There are no structures or other improvements on this property.

Taxes

Morgan County Treasurer

Statement of Taxes Due

Account Number R009450
Assessed To

Parcel 104108000005
WAGERS, GREGORY J & ELIZABETH E
P O BOX 945
FORT MORGAN, CO 80701

Legal Description

Situs Address

S: 08 T: 4 R: 58 SW1/4 R903033 EX PARCS

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	\$43.84	\$0.00	\$0.00	(\$43.84)	\$0.00
Total Tax Charge					\$0.00
Special Assessment: RIVERSIDE IRRIGATION					
2019	\$70.00	\$0.00	\$0.00	(\$70.00)	\$0.00
Total Special Assessment: RIVERSIDE IRRIGATION					\$0.00
GRAND TOTAL					\$0.00
Grand Total Due as of 02/13/2020					\$0.00

Tax Billed at 2019 Rates for Tax Area 247 - RE 3

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4530000	\$11.47	GRAZING LAND	\$1,990	\$580
ROAD AND BRIDGE FUND	7.5000000	\$4.42	FARM/RANCH	\$10	\$10
SOCIAL SERVICES FUND	2.0000000	\$1.18	WASTE LAND		
FT MORGAN RURAL FIRE DST	2.9940000*	\$1.77	Total	\$2,000	\$590
FT MORGAN PEST CONTROL	0.2990000	\$0.18			
MORGAN CO QUALITY WATER	0.8240000	\$0.49			
NORTHERN COLO WATER CD	1.0000000	\$0.59			
RE 3 FORT MORGAN GENERAL FU	27.0160000	\$15.94			
RE 3 FORT MORGAN MILL LEVY	1.9520000	\$1.15			
RE 3 FORT MORGAN BOND REDEM	11.2730000	\$6.65			
Taxes Billed 2019	74.3110000	\$43.84			

* Credit Levy

RIVERSIDE IRRIGATION

\$70.00

*****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, Fax: 970-542-3520, Email: esale@co.morgan.co.us

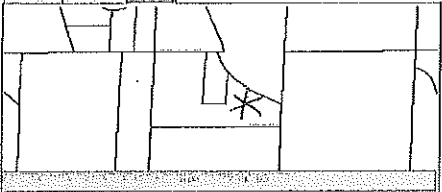
Website: www.colorado.gov/morgancounty

Account	As of Date	Parcel Number	Owner
R009450	02/13/2020	104108000005	WAGERS, GREGORY J & ELIZABETH E

Legal: S: 08 T: 4 R: 58 SW1/4 R903033 EX PARCS

**Situs
Address:**

Year	Tax	Total Due
Total	\$0.00	\$0.00

Location	Owners	Value Info
Account Number R008450 Parcel Number 1041-080-00-005 Tax Area 247 - RE 3 Situs Address City Zip Code Legal Summary S: 08 T: 4 R: 58 SW1/4 R903033 EX PARCS	WAGERS, GREGORY J & ELIZABETH E Owner Name WAGERS, GREGORY J & ELIZABETH E Owner Address P O BOX 945 FORT MORGAN, CO 80701	Actual Value (2019) \$2,000 Assessed \$590 Tax Area: 247 Mill Levy: 74.311000 Type Actual Assessed Acres Land \$2,000 \$590 59.250
Tax Account Balance	Model Summary	Tax Summary
Refund \$0.00 Prepay \$0.00 Total Due \$0.00 Last Payment Date Jan 21, 2020 Last Payment Amount \$113.84	Market Override Market/sqft Reconciled Value Account Value \$2,000 \$2,000 Land 1 \$1,900 Land 2 \$10	Tax Year Taxes *2020 \$113.84 2019 \$113.84 * Estimated
Photo/Sketch/Map	Remarks	Sales
Photo Sketch Map 	Account Remarks (Public) PA - 69.25 AC SPLIT TO R020854 12/16/2016	Document SaleDate Deed Sale Grantor Grantee # Type Price 903033 10/05/2016 JOC \$0 WAGERS GREGORY J. BLUESTEM WAGERS AND ELIZABETH E. WAGERS

Referrals, Notice, & Landowner Letters

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF
MORGAN COUNTY COMMISSIONERS**

Notice is hereby given that on Tuesday, April 7, 2020 at 9:30 a.m., or as soon as possible thereafter, in the Hearing Room of the Board of Morgan County Commissioners located at 231 Ensign Street, Fort Morgan, Colorado, or at such time and place as this meeting may be adjourned, a public hearing will be held on the following application on file with the County Planning Administrator, 231 Ensign Street, Fort Morgan, Colorado 80701, (970) 542-3526 by Greg and Elizabeth Wagers as applicants and landowners for a Minor Subdivision application pursuant to current Morgan County Subdivision Regulations. Said property is zoned "A" Agriculture Production District.

Legal Description: A parcel located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Reason: Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for potential residential sites. Chapter 8, Minor Subdivision of the Morgan County Subdivision Regulations.

Date of Application: February 11, 2020

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign Street, Fort Morgan, Colorado, and may be examined during regular office hours.

At time of review, opportunity will be given for presentation of evidence in support of or in opposition to the amendments.

Pam Cherry
Morgan County Planning and Floodplain Administrator

Published: March 21, 2020

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF LAND
USE APPLICATION**

Notice is hereby given that on Monday, March 9, 2020 at 7:00 p.m., or as soon as possible thereafter, in the Hearing Room of the Morgan County Planning Commission at Fort Morgan, Colorado, or at such time and place as this meeting may be adjourned, located at 231 Ensign Street, Fort Morgan, Colorado 80701, (970)542-3526, a review will be held upon the following application:

Greg and Elizabeth Wagers as applicants and as landowners

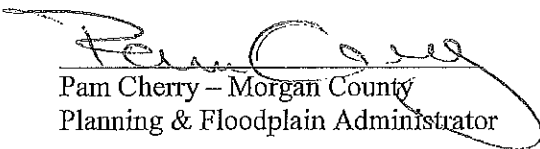
Legal Description: A parcel located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Reason: Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for potential residential sites. Chapter 8, Minor Subdivision of the Morgan County Subdivision Regulations.

Date of Application: February 11, 2020

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, and may be examined during regular office hours.

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


Pam Cherry – Morgan County
Planning & Floodplain Administrator

Published: February 21, 2020



Jody Meyer <jmeyer@co.morgan.co.us>

Re: Notice of Hearing - Wagers Minor

1 message

Classifieds Main <classifieds@prairiemountainmedia.com>

Thu, Feb 13, 2020 at 12:46 PM

To: Jody Meyer <jmeyer@co.morgan.co.us>

Hello, this is scheduled for Feb 21 in the FM Times, ad#1685035, cost \$32.20

JD

On Thu, Feb 13, 2020 at 12:38 PM Jody Meyer <jmeyer@co.morgan.co.us> wrote:

Attached you will find a Notice of Review for PC with a publication date of February 21, 2020. This is for a Minor Sub. for Greg Waters. Please bill P&Z Thank you.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

--
Prairie Mountain Publishing-
Boulder Daily Camera..Broomfield Enterprise
Longmont Times-Call..Colorado Hometown Weekly
Loveland Reporter-Herald...Colorado Daily
phone 303.466.3636 or 970-635-3650..Fax 303.442.1508
2500 55th Street | Boulder, CO 80301
classifieds@frontrangeclassifieds.com



Jody Meyer <jmeyer@co.morgan.co.us>

Notice of Hearing - Wagers Minor

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Thu, Feb 13, 2020 at 12:38 PM

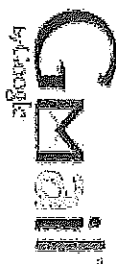
To: Fort Morgan Times <ecpclegals@dailycamera.com>

Cc: Pam Cherry <pcherry@co.morgan.co.us>

Attached you will find a Notice of Review for PC with a publication date of February 21, 2020. This is for a Minor Sub. for Greg Waters. Please bill P&Z Thank you.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

NOTICE for PC- Wagers, Greg Minor 8-4-58 02.21.20.doc
27K



Wagers/Morgan County/SH 144 off

1 message

Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>

To: Pam Cherry <pcherry@co.morgan.co.us>

Cc: Jody Meyer <jmeyer@co.morgan.co.us>, "Bilobran, Timothy" <timothy.bilobran@state.co.us>, Allyson Mattson - CDOT <allyson.mattson@state.co.us>

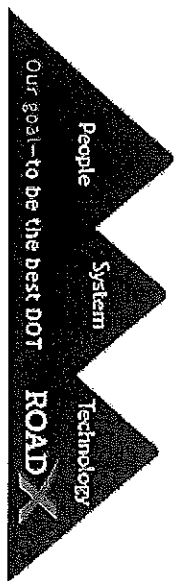
CDOT has no comment on the above proposal.

Gloria Hice-Idler
Rocksol Consulting

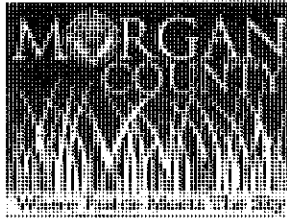
(970) 381-8629

cid:image001.png@01D05B52.DA3F45D0

10601 W. 10th Street, Greeley, CO 80634
gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org



COLORADO
Department of Transportation
image001.png
17K



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Farm Service Agency-Morgan County
Century Link
CDOT
DOW
Colorado Parks & Wildlife
Kinder Morgan, Inc.
Fort Morgan Rural Fire Dept. + *Tracie Boehm Fire Marshal*
Morgan County Assessor
Morgan County Communications Center
Morgan County Quality Water
Morgan County Road & Bridge

Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
NECHD
Northern Colorado Water Conservancy
Xcel Energy
Riverside Irrigation-Canal Company
Kansas-Nebraska Natural Gas Co. - mailed
Arapahoe Pipe Line Company *sent for al*

FROM: Pam Cherry, Morgan County Planning Administrator
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / pcherry@co.morgan.co.us
DATE: February 12, 2020
RE: **Minor Subdivision Application – see attached site map**

The following application is for a Minor Subdivision. This application will be presented to the Planning Commission at a public hearing on **Monday, March 9, 2020, at 7:00 p.m.** in the Assembly Room of 231 Ensign Street, Fort Morgan, CO 80701 (Basement level). You are welcome to attend and comment at this public meeting.

Greg and Elizabeth Wagers as applicant s and as landowners

Legal Description: A parcel located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Reason: Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for residential uses which are located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th p.m., Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado.

Please offer any comments or concerns you may have about these applications within 14 days of the date of this letter. Do not hesitate to contact me at any time if you have questions. Thank you. You also may review the file at our office located at 231 Ensign Street, Fort Morgan, Colorado 80701.



Jody Meyer <jmeyer@co.morgan.co.us>

Wagers, Greg Minor Sub

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Thu, Feb 13, 2020 at 3:22 PM

To: jeff.rasmussen@co.usda.gov, CDOT Timothy Bilobran <timothy.bilobran@state.co.us>, Century Link Brian Vance <brian.vance@centurylink.com>, DOW - Devon Lane <devon.lane@state.co.us>, DOW - Todd Cozad <todd.cozad@state.co.us>, Kinder Morgan - Jeff Voltattorni <Jeff.Voltattorni@elpaso.com>, Northern Colorado Water Conservancy District <jstruble@northernwater.org>, Quality Water - Kay Zarbock <kzarbock@mcqwd.org>, Quality Water - Kent Pflager <kpflager@mcqwd.org>, REA - Kevin Martens <kmartens@mcrea.org>, Soil Conservation - Madeline Hagan Hagan <morganconservationdistrict@gmail.com>, Xcel - Donna George <Donna.L.George@xcelenergy.com>, David Martin <dmartin@co.morgan.co.us>, Tim Amen <tmamen@co.morgan.co.us>, Danette Martin <djmartin@co.morgan.co.us>, Bruce Bass <bbass@co.morgan.co.us>, Cathy Cole-Geist <ccole-geist@co.morgan.co.us>, Pam Allen <pallen@co.morgan.co.us>, Conner Gerken <connerg@nchd.org>, Mel Bustos <melb@nchd.org>, Don Chapman- Riverside Irrigation <dc@rivid.org>, Fire Marshal <fire.marshal@cityoffortmorgan.com>, EM-Eire Department - ~~Mark Frasco~~ Chief <firedept@cityoffortmorgan.com> *add: Tracy Boehm & Tanya*

Good Afternoon:

Attached you will find is a referral memo from Planning & Zoning regarding a Minor Subdivision Application from Greg and Elizabeth Wagers along with a survey map for your review.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

Wagers, Greg Minor 8-4-58 2.13.20.pdf
380K

Referral Memo - PC - Wagers Minor 8.4.58 02-13-20.docx
100K



Jody Meyer <jmeyer@co.morgan.co.us>

Referral for Wagers Minor Sub.

1 message

Fire -FM
trae & Tanya

Jody Meyer <jmeyer@co.morgan.co.us>

Thu, Feb 13, 2020 at 3:48 PM

To: trae.boehm@cityoffortmorgan.com, Tanya <fireadmin@cityoffortmorgan.com>

Cc: Fire Marshal <fire.marshal@cityoffortmorgan.com>

Attached is a referral memo and site map for this minor sub to look at.
thank you.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

 **Referral Memo - PC - Wagers Minor 8.4.58 02-13-20.docx**
100K

 **Wagers, Greg Minor 8-4-58 2.13.20.pdf**
380K

Greg 'agers minor

As of Feb 12, 2020

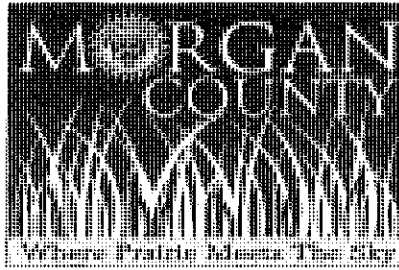
Tax Calculations

Summary

	2020 Estimated	247 - RE 3	502 - RIVERSIDE IRRIGATION
Total	113.84	43.84	70.00

Tax Detail

<u>ROAD AND BRIDGE FUND</u>	4.42	4.42	
003 - SOCIAL SERVICES FUND - Total Levy: 2.000000			
<u>SOCIAL SERVICES FUND</u>	1.18	1.18	
013 - FORT MORGAN RURAL FIRE DISTRICT - Total Levy: 2.994000			
<u>FORT MORGAN RURAL FIRE DISTRICT</u>	1.77	1.77	
018 - MORGAN SOIL CONSERVATION DISTRICT - Total Levy: 0.000000			
<u>MORGAN SOIL CONSERVATION DISTRICT</u>	0.00		
027 - FORT MORGAN PEST CONTROL DISTRICT - Total Levy: 0.299000			
<u>FORT MORGAN PEST CONTROL</u>	0.18	0.18	
029 - MORGAN COUNTY QUALITY WATER DISTRICT - Total Levy: 0.824000			
<u>MORGAN COUNTY QUALITY WATER</u>	0.49	0.49	
031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000			
<u>NORTHERN COLORADO WATER CONSERVANCY DIST</u>	0.59	0.59	
039 - RE 3 FORT MORGAN GENERAL FUND - Total Levy: 27.016000			
<u>RE 3 FORT MORGAN GENERAL FUND</u>	15.94	15.94	
040 - RE 3 FORT MORGAN MILL LEVY OVERRIDE - Total Levy: 1.952000			
<u>RE 3 FORT MORGAN MILL LEVY OVERRIDE</u>	1.15	1.15	
041 - RE 3 FORT MORGAN BOND REDEMPTION - Total Levy: 11.273000			
<u>RE 3 FORT MORGAN BOND REDEMPTION</u>	5.65	5.65	
502 - RIVERSIDE IRRIGATION - Total Levy: 4.000000			
<u>RIVERSIDE IRRIGATION</u>	70.00		70.00



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

February 13, 2020

Re: Greg and Elizabeth Wagers Minor Subdivision


Dear Neighboring Landowners:

Greg and Elizabeth Wagers as landowners and as applicants have submitted an application to our office for a Minor Subdivision to create 2(two) vacant lots of 9.5 acres each for residential uses which are located in the SW1/4 of Section 8, Township 4 North, Range 58 West of the 6th p.m., Morgan County, Colorado, lying south and west of Co Rd W.5 and ½ mile east of Co Rd 13, Fort Morgan, Colorado. Survey map enclosed.

This application will be heard by the Planning Commission at a **public hearing on Monday, March 9, 2020 at 7:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within ¼ mile of the property are notified of the application and hearing date.

If you have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526, or you may review the application in the Planning office located in the County Administration Building, 231 Ensign St., Fort Morgan, Colorado.

Sincerely,



Pam Cherry, CFM
Planning Administrator

Enclosure

Wagers, Greg
minor

104108000005

104108000010

L/O WAGERS, GREGORY J & ELIZABETH E

P O BOX 945

FORT MORGAN, CO 80701

104107002001

104107002002

1. GULLION, JOSHUA &

KIRK, TAYLOR

12769 CO RD W.5

WELDONA, CO 80653

104108000003

2. BRASKALAND LLC

907 BELVEDERE CT

FT COLLINS, CO 80525

104108000009

3. WELKER, JAMES E & NANCY A

13523 CO RD X

WELDONA, CO 80653

104117000002

4. LORENZINI, LARRY A & KATHLEEN L &

LORENZINI, RICKEY J & VIVIANNE J TRUST

10222 CO RD Y

WELDONA, CO 80653

104107000009

5. GARSIDE, DANIEL E & DESIREE D

12932 CO RD W.5

WELDONA, CO 80653

104107000001

6. MORGENTHALER FAMILY LLLP

21377 ALTA DR

MORRISON, CO 80465

104108000004

7. WOODWARD, HAROLD & DELETTE LIVING TRUST

13251 CO RD W.5
WELDONA, CO 80653

8. 104107000008
OLIVEIRA, PAUL J & LAURIE ANN
12710 CO RD W.5
WELDONA, CO 80653

9. 104108000006
GOETZ, RICHARD ALLAN & CATHY JO
13781 CO RD W
WELDONA, CO 80653

10. 104107002004
DIXON, ZACHARY M
22543 CO RD 13
WELDONA, CO 80653

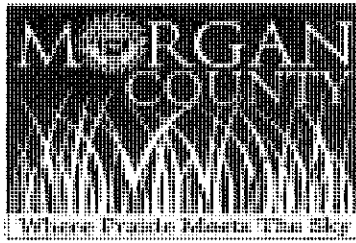
11. 104107002003
SCHEPKER, JOSEPH HANS & CHRISTINE MARION
12911 CO RD W.5
WELDONA, CO 80653

12. 104108000011
JOHNSON, ABRAHAM D & MELANIE R
9 TRAILSIDE DR
FORT MORGAN, CO 80701

13. 104117000001
CAMP, LEWIS C TRUST
13500 CO RD W
WELDONA, CO 80653

14. 104118000001
GEIGER, J MICHAEL
370 S OTIS ST
LAKEWOOD, CO 80226

THOMAS, ERIC & LISA, GULLION, JOSHUA & SARA
SCHAFER, TERRI LYNN & ANTHONY
MORGENTHAU, FAMILY LLP
THAM, LEON & MARY
EARLY, RICHARD N & GIVE
BRASGARD, LLC
DIXON, ZACHARY M
WOODWARD, HAROLD & BELETTE LIVING TRUST
PARKHILL, BRYANT
LAND, TODD & CHILTON, ROBERT S & BRANDI
R-MADE E & DELAND, TODD & OLIVEIRA, PAUL J & LAURIE ANN, GARSIDE, DANIELLE & DESIREE D
WAGERS, GREGORY J & ELIZABETH E
WAGERS, GREGORY J & ELIZABETH E
JOHNSON, ABRAHAM & MELANIE R
GEIGER, JOHN M
GEIGER, J MICHAEL
CAMP, LEWIS C III
PICK



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

February 13, 2020

Greg and Elizabeth Wagers
PO Box 945
Fort Morgan, CO 80701
Via email greg.wagers@gmail.com

Dear Applicant/Landowner:

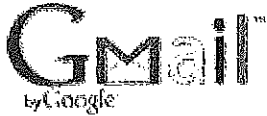
Your Application for a Minor Subdivision has been received by our office and placed on the agenda for the Morgan County Planning Commission.

Your application will be reviewed by the Morgan County Planning Commission on **Monday, March 9, 2020 at 7:00 p.m.** in the Assembly Room of the Morgan County Administration Building, Floor B (Basement), 231 Ensign Street, Fort Morgan, Colorado. *(Please use the elevator entrance at the Southwest corner of the building.)*

It is necessary that you or your representative be present at this hearing to answer any questions the Morgan County Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,
/s/

Pam Cherry
Planning and Floodplain Administrator



Jody Meyer <jmeyer@co.morgan.co.us>

Landowners within 1/4 mile

1 message


Jody Meyer <jmeyer@co.morgan.co.us>
To: greg.wagers@gmail.com
Cc: Pam Cherry <pcherry@co.morgan.co.us>

Thu, Feb 13, 2020 at 12:31 PM

March 9th Planning Commission is a go. 7:00 pm in assembly room by our office.
Attached is a list of landowners I am notifying within 1/4 mile.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

 ParcelMailingList_20200212 - Wagers, Greg Minor.txt
3K

 Applicant.PC - Wagers, Greg Minor 4.8.58 02-13-20.docx
95K

Co Rd B

[S89°56'E 2592.48']
N89°59'00"E
—2589.57'

Wagers Minor

8

NORTHEAST CORNER OF SW1/4
OF SECTION 8, T4N, R58W
FOUND BENT 2-1/2" PIPE
WITH 3-1/4" BRASS CAP
AT GROUND LEVEL
CAP STAMPED



POINT OF BEGINNING
ACCESS EASEMENT
S24°48'55"E 2508.17'
TO SE CORNER OF SW1/4
OF SECTION 8, T4N, R58W

FOUND BENT NO. 5
REBAR—NO CAP
0.2'± BELOW ROAD

SEE DETAIL

PARCEL OF LAND
DESCRIBED IN
RECEPTION NO. 771189

FOUND NO. 5 REBAR
WITH PLASTIC CAP BY
ANDERSON—LS 14798
AT GROUND SURFACE

LOT 1
9.5 ACRES

LOT 2
9.5 ACRES

FOUND NO. 5 RI
WITH PLASTIC CAP
AT GROUND SUR
BY NICOLE F. H

—2658.01'
S1°30'00"W

60' R.O.W.
ROAD PET
IN BOOK
ROAD VIEW
IN BOOK

POINT OF BEI
FOUND NO. 5
WITH PLASTIC
AT GROUND
BY NICOLE F.

—1597.00'
S1°30'00"W
(S1°32'W 1597.0')

COUNTY ROAD W.5

COU



—2603.19'
S89°33'50"W

S89°33'50"W
—439.50'

S89°33'50"W
—681.52'

60.00'

—1121.02'
S89°33'50"W

—1157.65'
N1°30'00"E

—1157.65'

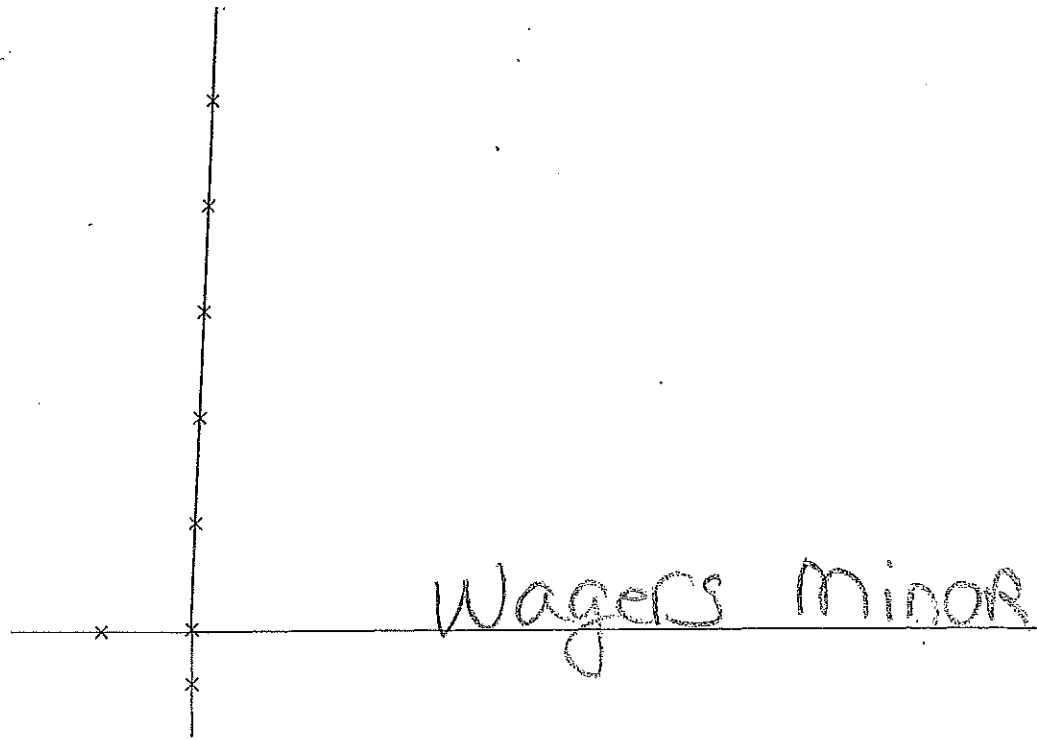
—1157.65'

—1157.65'

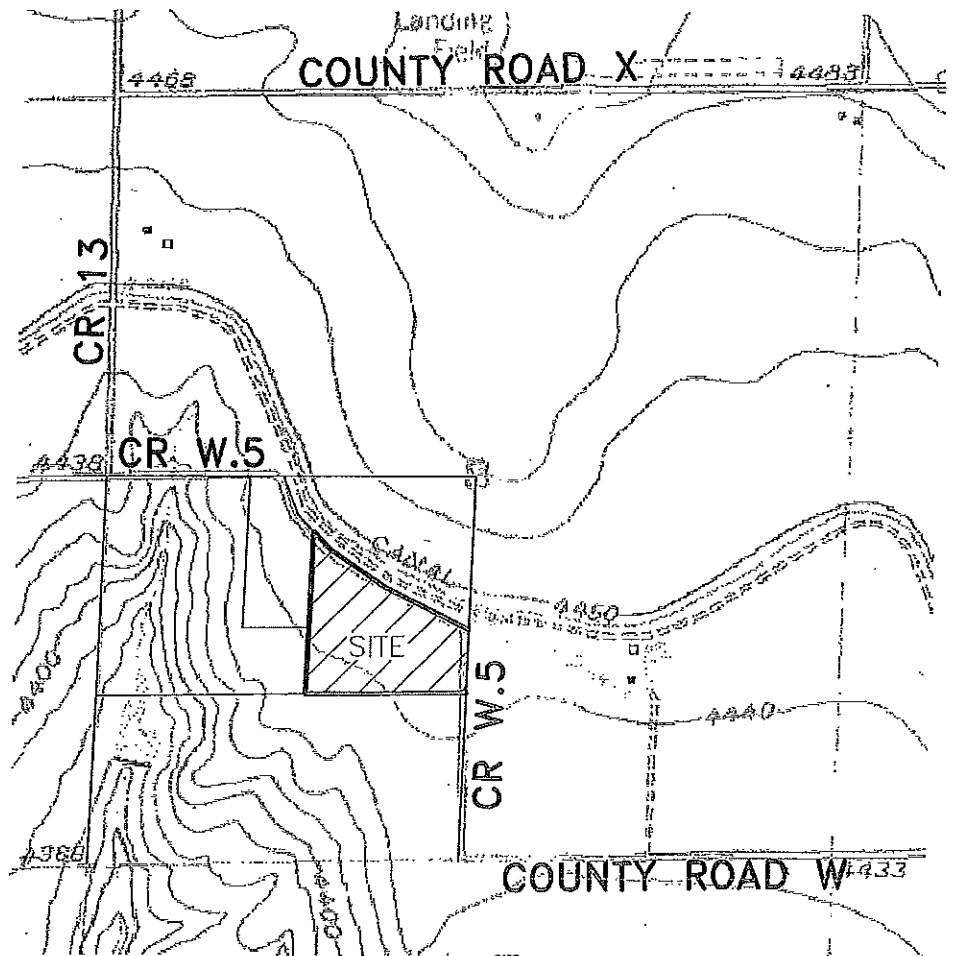
—1157.65'

—1157.65'

SOUTHEAST CORNER OF SW1/4



R 58 W



VICINITY MAP
NOT TO SCALE

WAGERS MINOR SUBDIVISION
IN THE SW1/4 OF SECTION 8,
T4N, R58W OF THE 6TH P.M.,
MORGAN COUNTY, COLORADO

PLANNING COMMISSION CERTIFICATE

APPROVED THE _____ DAY OF _____, 20____, COUNTY
PLANNING COMMISSION, MORGAN COUNTY, COLORADO.

CHAIRMAN

COMMISSIONERS' CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY
BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THIS APPROVAL DOES
NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT
SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL
PERMIT MAY BE OBTAINED. THIS APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE
INFORMATION PROVIDED HEREON. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL EXPENSES
INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING,
LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD
PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE
REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF
MORGAN.

ATTEST: _____ CHAIRMAN

CLERK TO THE BOARD

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO))
COUNTY OF MORGAN)) S

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____
O'CLOCK _____M., THIS _____DAY OF _____, 20____, AND
IS DULY RECORDED IN RECEPTION NUMBER _____, FEES _____, PAID _____.

RECORDED

DEPUTY

NOTES

EASEMENT INFORMATION AS PER NORTHERN COLORADO TITLE SERVICES CO., INC
COMMITMENT NO: NCT21978, EFFECTIVE DATE: JANUARY 6, 2020 AT 8:00 A.M.

8. RESERVATION AS CONTAINED IN UNITED STATES PATENT RECORDED JANUARY 3, 1912 IN BOOK 82 AT PAGE 141 AS FOLLOWS: RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO BE PRIVATE OR INTERESTED IN THE SAME BY OTHERS, OR BY OTHER DITCHES OR CANALS, CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
9. RESERVATION AS CONTAINED IN UNITED STATES PATENT RECORDED JANUARY 15, 1915 IN BOOK 107 AT PAGE 299 AS FOLLOWS: RIGHT OF WAY FOR DITCHES OR CANALS, NOW LOCATED BY OR FOR THE UNITED STATES.
10. RIGHT OF WAY FOR ROAD PURPOSES AS SPECIFIED IN ROAD PETITION RECORDED OCTOBER 13, 1908 IN BOOK 15 AT PAGE 121, SAID ROAD TO BE NOT LESS THAN 60 FEET IN WIDTH.
11. RIGHT OF WAY FOR ROAD PURPOSES AS SPECIFIED IN ROAD PETITION RECORDED OCTOBER 7, 1908 IN BOOK 15 AT PAGE 151, SAID ROAD TO BE NOT LESS THAN 60 FEET IN WIDTH.
12. RIGHT OF VALLEY EXTENSION CANAL AND RIGHTS OF WAY THEREFOR, AS EVIDENCED BY MAP AND SWORN STATEMENT RECORDED JUNE 25, 1907 IN MAP BOOK '1 AT PAGE 29 THE PAWNEE PASS RESERVOIR AND CANAL SYSTEM AND RIGHTS OF WAY THEREFOR, AS EVIDENCED BY MAP AND SWORN STATEMENT RECORDED JANUARY 29, 1898 IN FILE NO. 108 AND JULY 1, 1907 IN MAP BOOK '1 AT PAGE 51.
13. THE RIVERSIDE CANAL AND RIGHTS OF WAY THEREFOR, AS EVIDENCED BY MAP AND SWORN STATEMENT RECORDED JULY 26, 1908 IN MAP BOOK '1 AT PAGE 51.
14. EASEMENT AND RIGHT OF WAY AND MINERAL RIGHTS AS GRANTED BY TRANSFER PURSUOUS AS AUTHORIZED BY GLENN D. NEEDLEY AND MARY A. NEELEY TO KANSAS-NARAGKA NATURAL GAS COMPANY AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 13, 1958, IN BOOK 608 AT PAGE 142, THE LOCATION OF SAID EASEMENT AND RIGHT OF WAY NOT BEING SPECIFICALLY DEFINED.
15. EASEMENT AND RIGHT OF WAY FOR TRANSPORTATION OF LIQUIDS AND/OR GASES AND COMMUNICATION SYSTEM PURPOSES AS GRANTED BY GLENN D. NEELEY AND MARY A. NEELEY TO ARAPAHOE PIPE LINE COMPANY AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 10, 1960, IN BOOK 608 AT PAGE 142, THE LOCATION OF SAID EASEMENT AND RIGHT OF WAY NOT BEING SPECIFICALLY DEFINED.
16. ALL OIL, GAS AND OTHER MINERAL RIGHTS PRESENTLY OWNED BY THEM IN AND TO THE SURFACE PROPERTY OF THE COUNTY OF MORRIS, COLORADO, AND THE INTERESTS OF WAGNERS AND ELIZABETH E. WAGNERS, AS TO 1/3 INTEREST AND R. SCOTT WAGNERS AND BERNADETTE M. WAGNERS, AS TO 1/3 INTEREST, RECORDED DECEMBER 15, 2016 AT RECEPTION NO. 903031, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
17. RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES AS ESTABLISHES BY THE BOARD OF COUNTY COMMISSIONERS OF MORRIS COUNTY, COLORADO, IN INSTRUMENT RECORDED MAY 5, 1961 IN BOOK 608 AT PAGE 142.

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, T4N, R58W BEARS SOUTH 1°30'00" WEST. THE NORTHEAST AND SOUTHEAST CORNERS OF SAID SW1/4 OF SECTION 8 ARE MONUMENTED AS SHOWN

DISTANCES AND BEARINGS IN PARENTHESES ARE DEED DISTANCES AND BEARINGS

DISTANCES AND BEARINGS IN BRACKETS ARE AS PER BLM DEPENDENT RESURVEY OF TOWNSHIP 4 NORTH, RANGE 58 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO DATED MAY 26, 1950.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE SUBDIVISIONAL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SCALE: $1" = 200'$
U.S. SURVEY FEET

200 100 0 200 400 600

SCALE IN FEET

LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "PLS 38044"
- FOUND POINTS AS DESCRIBED
- x—x— EXISTING FENCE LINE

SURVEYOR'S STATEMENT

I, NICOLE F. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE 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 IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
P.L.S. NO. 38044

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GREGORY J. WAGERS AND ELIZABETH E. WAGERS BEING THE OWNERS OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING S 89°33'50" WEST A DISTANCE OF 1157.65 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°33'50" WEST A DISTANCE OF 1121.02 FEET, THENCE NORTH 1°58'38" EAST ALONG THE EAST LINE OF A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO THE POINT OF BEGINNING, AN EXTENSION THEREOF A DISTANCE OF 1126.70 FEET, THENCE SOUTH 44°07'10" EAST A DISTANCE OF 183.46 FEET, THENCE SOUTH 56°50'31" EAST A DISTANCE OF 432.22 FEET, THENCE SOUTH 56°50'31" EAST A DISTANCE OF 57.67 FEET, THENCE SOUTH 56°50'31" EAST ALONG THE EAST LINE OF SECTION 8, THENCE SOUTH 1°30'00" WEST ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 8 A DISTANCE OF 439.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.00 ACRES, MORE OR LESS, BEING THE SAME AS THE SW1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING S 89°33'50" WEST TO THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 8 BEARS SOUTH 22°44'55" EAST A DISTANCE OF 2506.17 FEET, THENCE SOUTH 44°07'10" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 47°32'15" A DISTANCE OF 70.64 FEET, THENCE SOUTH 47°32'15" EAST A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD W.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **WAGERS MINOR SUBDIVISION** IN THE SW1/4 OF SECTION 8, T4N, R58W OF THE 6TH P.M., MORGAN COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20____

OWNERS:

GREGORY J. WAGERS
ELIZABETH E. WAGERS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY GREGORY J. WAGERS AND ELIZABETH E. WAGERS.

STATE OF COLORADO
COUNTY OF

MY COMMISSION EXPIRES

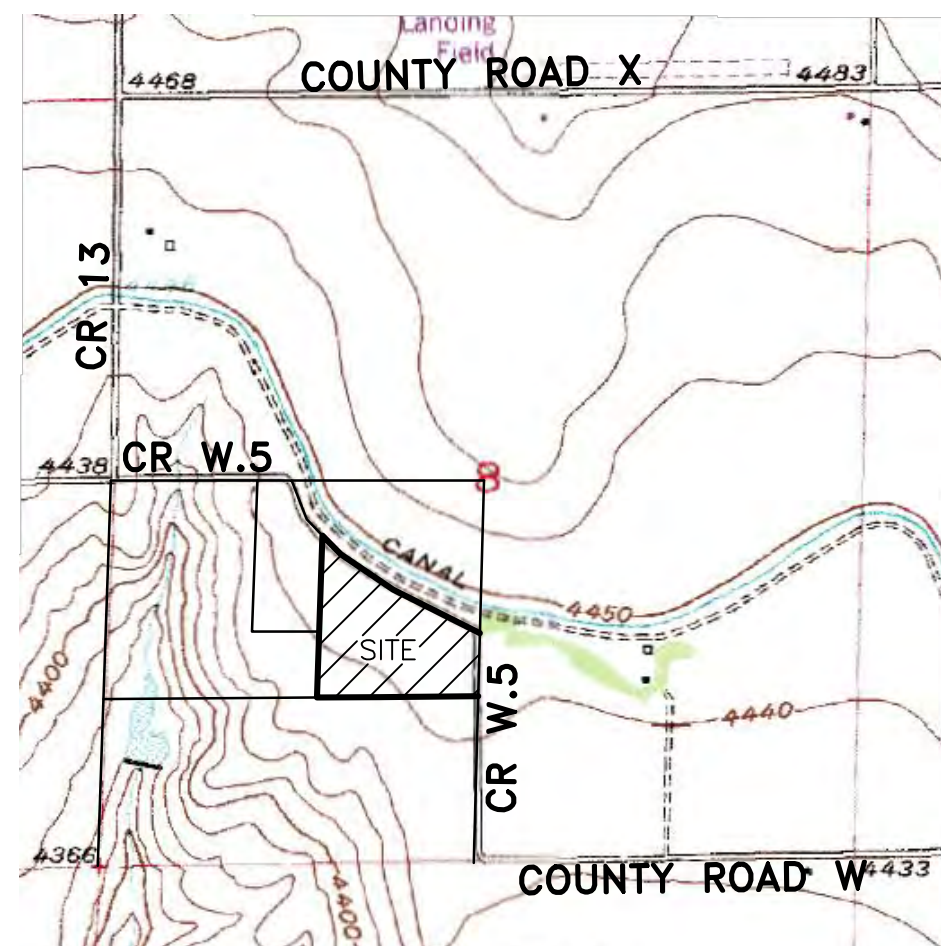
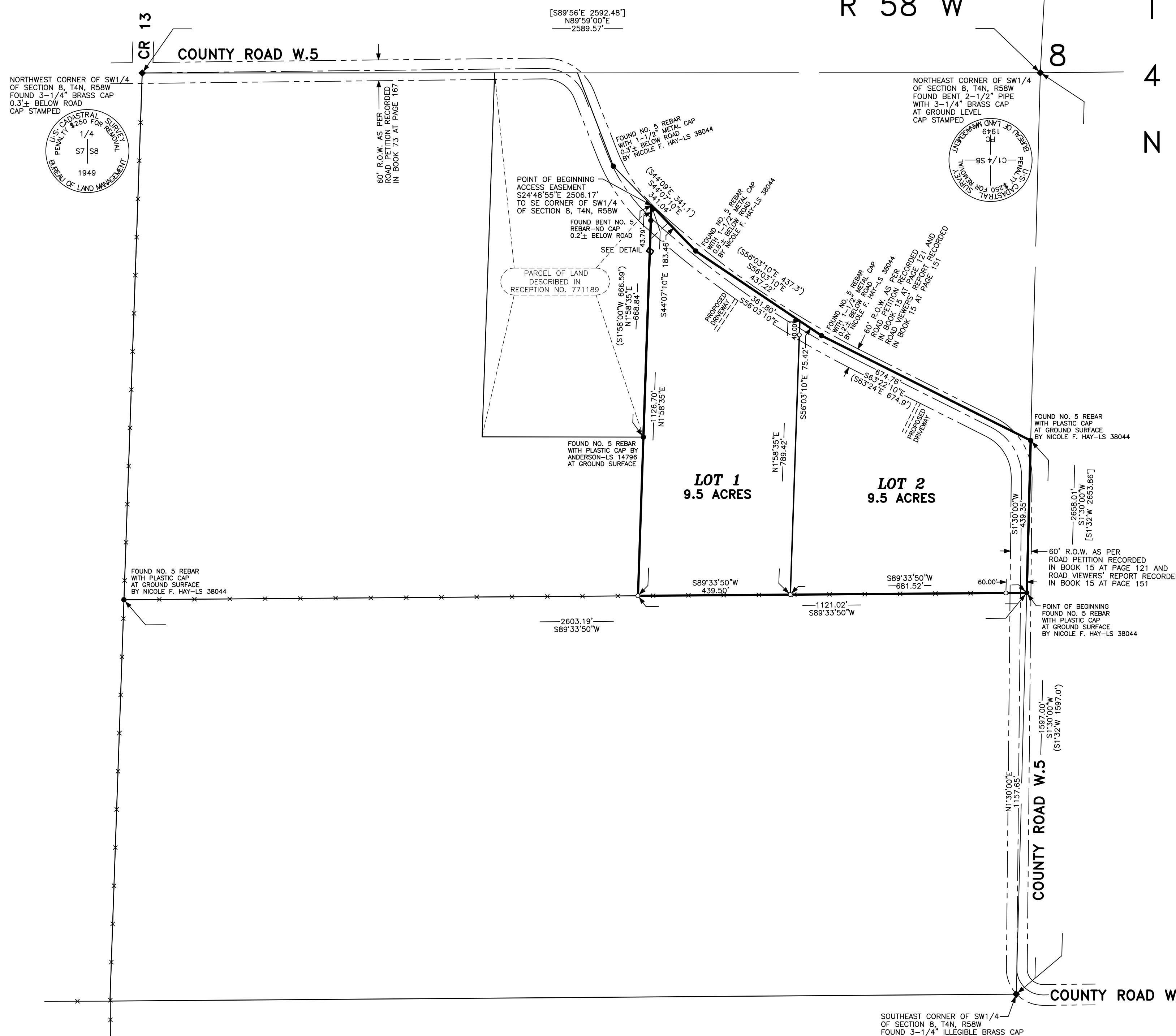
NOTARY PUBLIC

NOTICE

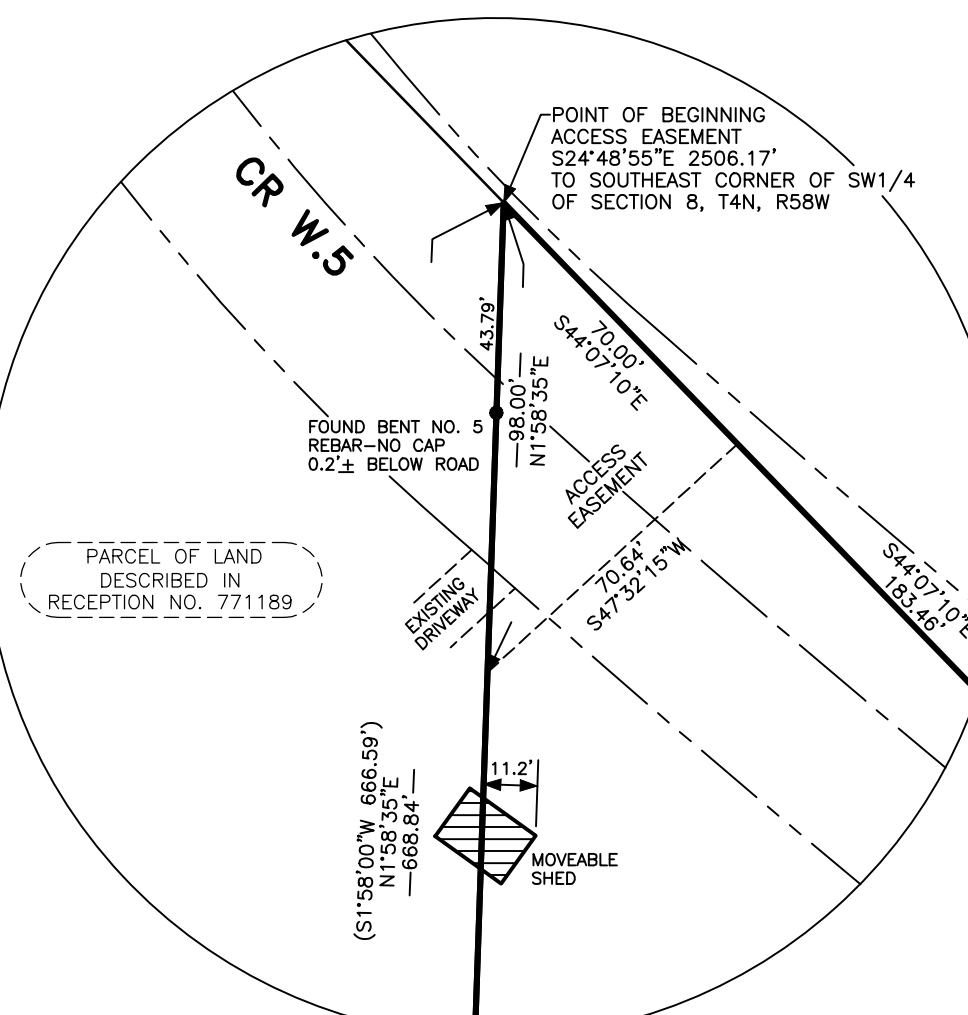
PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF MORGAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO SUBDIVISION LOTS WILL BE ISSUED BUILDING PERMITS BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.



VICINITY MAP
NOT TO SCALE

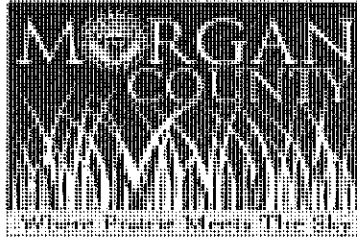


DETAIL
NOT TO SCALE

Goedert-Urich

Replat

File Summary



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY**

March 26, 2020

April 7, 2020 hearing date

APPLICANT and LANDOWNER: Robert J. Urich

This application is for a Replat of Lot 1 of the Sagel Minor Subdivision-Correction Plat in the SW¼ of Section 3, T3N, R59W of the 6th P.M. Morgan County, Colorado, Parcel #1225-030-03-001. The plat was recorded on September 30, 1999 under reception number 780842. Access to the property is from the Frontage road of Interstate 76 and addressed as 9111 N Frontage Road, Fort Morgan, CO. The property is used for residential purposes and has an outbuilding and will remain unchanged. The existing structures meet the setbacks required in the Agriculture Production zone district.

Robert Urich has applied to replat the lot to reduce the acreage of the 8.0 acre lot to 6.1 acres. The 1.9 acres will be described by a metes and bounds description and is to be added to the property adjacent to the west and owned by Mary Ann Goedert, Parcel #1225-040-00-001 that is 331.210 acres. A new lot will not be created; the metes and bounds of the separated 1.9 acres will be added to a metes and bounds of the Goedert parcel.

Section 10-400 Replat, of the Morgan County Subdivision Regulations allows for the removal of property from a previously approved subdivision. Subsection (F) requires review by the Board of County Commissioners under the criteria pursuant to Subsection G:

- (1) The replat complies with these standards and regulations, and the original conditions of approval.
- (2) Non-conforming lots are not created. – The 1.9 acres parcel to be separated is to be combined by metes and bounds with parcel #1225-040-00-001 owned by Mary Ann Goedert.
- (3) The replat is in keeping with the purpose and intent of the Subdivision Regulations.
- (4) Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Subdivision Regulations. – there are no changes to easements or rights-of-way or access.
- (5) The approval will not adversely affect the public health, safety, and welfare.

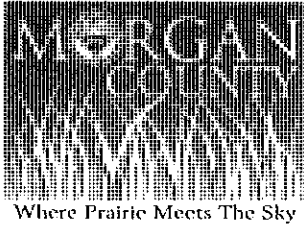
As required by Section 10-400(E) one landowner within the subdivision was notified of this hearing without comment received.

This application does not require the review by Planning Commission. One suggested condition if the Board approves the application:

- (1) The metes and bounds of the 1.9 acres parcel shall be combined with the 331.210 acre Goedert Parcel # 1225-040-00-001.

Pam Cherry
Morgan County Planning Administrator

Application



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509
E-mail: pcherry@co.morgan.co.us

Jim 15682 Rd 10

SUBDIVISION REPLAT APPLICATION

APPLICANT

Name Mary Ann Goedert
Address 15884 County Rd 10
Fl Morgan, CO 80701
Phone (970) 768-5949
Email MAG 413 @ Hot Mail.com
jandm@kci.net

LANDOWNERS

Name Robert J. Wrich
Address 9111 North Frontage Road
Fort Morgan, CO 80701
Phone (720) 810-3403-0840
Email rwrich57@gmail.com

TECHNICAL

Address/Location of Property: 9111 N. Frontage Rd Ft Morgan, 80701 Zone District: Agriculture
Complete Property Legal Description and Parcel # to be divided: S 3 T 3N R 59W 1/2 1/4 SW 1/4
Parcel #: 1225 - 030 - 03 - 001 Parcel #: Lot 1 of 5 agel minor sub correct Plat
Latitude 40° 15' 12.25" Longitude -103° 58' 45.32"
Total acreage in parcel: 8.0 Number of lots to be created: 2
Distance and Direction to nearest community: 4.85 miles southwest to Wiggins
Name, address and phone of surveyor: Thomas Land Surveying, LLC 2619 W 11th St Rd 970-222-3311
Greeley, CO 80634
Present use of Property: Residential / Agriculture
Proposed use of Property: Residential / Agriculture
Is property located within 1320' (1/4 mile) of a livestock confinement facility: No

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.

Mary Ann Goedert 7-18-10
Applicant Signature Date

Robert J. Wrich 01-18-2020
Landowner Signature Date

Applicant Signature

Date

Landowner Signature

Date

Date Received 2-7-20 Received By JM

Fee Payment \$ 300⁰⁰ Ck/CC # 6870

Property Taxes Current Floodplain NE corner

Recording Fee \$ _____ Ck/CC # _____
Paid By Marie or Jim Goedert

Comments _____

MS Permit # RPL 2020-0001

SUBDIVISION REPLAT ATTACHMENT SCHEDULE

- ✓ 1.) Completed land use application provided by the County.
- ✓ 2.) Application fee. - \$300.00
- ✓ 3.) Proof of ownership that includes an updated or current title information binder or insurance policy issued no more than 30 days prior to the date of application.
- ✓ 4.) Narrative of how the application meets all of the criteria in the subdivision regulations, as applicable.
 - 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.
 - b. Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
 - c. Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
- 5.) A plat exhibit in conformity with Section 6-170 of the Subdivision Regulations.
- 6.) If property is subject to restrictive covenants, adequate proof that the covenants will be applicable to newly added property or that removed lots will not be subject to the restrictive covenants.

ADDITIONAL INFORMATION (IF APPLICABLE)

- _____ a. Total Land area to be subdivided.
- _____ b. Current zoning of property; current use of property; use of surrounding properties.
- _____ c. Lot number change – acreage change.
- _____ d. Total land area to be preserved as open space, parks and other public facilities.
- _____ e. Access/Roadway.
- _____ f. Existing and proposed utility and easements; irrigation facilities.
- _____ g. Flood or drainage impacts and mitigation.
- _____ h. Provision of water and sewer services.
- _____ i. Provision of fire protection.
- _____ j. Proposed zoning change, if applicable.

REVIEW PROCESS

All applications for a replat require approval by the Board of County Commissioners. The Board of County Commissioners shall conduct a public hearing and notice shall be given at least 14 days prior to the hearing by publication in a newspaper of general circulation and mail to landowners within the subdivision or planned development.

Goedert

Titlework

NORTHERN COLORADO TITLE SERVICES CO., INC.

130 W. KIOWA AVE., FORT MORGAN, COLORADO 80701

Phone No. 970-867-0233 Fax No. 970-867-7750

DATE: February 4, 2020

ORDER #: NCT22034

PROPERTY ADDRESS: VACANT

OWNER/PURCHASER: MARY ANN GOEDERT
TO BE DETERMINED

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

____ To: ATTN:

Fax#:

____ To: JIM GOEDERT ATTN:

CALL 970-768-5949

Fax#:

____ To: ATTN:

Fax#:

____ To: ATTN:

Fax#:

____ To: ATTN:

Fax#:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, SHARON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: CLOSING@NCTS.COM

HAVE A WONDERFUL DAY!!!

____ COMMITMENT
AMT DUE IS ON SCHEDULE A (INVOICE)

____ OWNERS TITLE POLICY

____ PROPERTY REPORT
-AMT DUE IS ON PROPERTY REPORT (INVOICE)

____ MORTGAGEES TITLE POLICY

____ MORTGAGE/FORECLOSURE GUARANTY

____ DOCUMENTS

____ SURVEY/ILC

____ OTHER / INVOICE

stewart title

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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 EXTRACONTRACTUAL 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, a Texas corporation (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 Policy Amount 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:

Authorized Countersignature

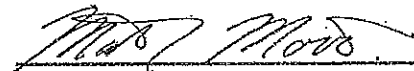
NORTHERN COLORADO TITLE SERVICES

Company Name

FORT MORGAN, CO

City, State





Matt Morris
President and CEO



Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-18) Page 1 of 3

AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature 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 shall not be liable for any other amendment to this Commitment.

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 shall not be 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 will only have liability 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.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-18) Page 2 of 3



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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. PRO-FORMA POLICY

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

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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

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 P.O. Box 2029, Houston, Texas 77252-2029.

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File No.:

008-UN ALTA Commitment For Title Insurance 8-1-16

(4-2-18) Page 3 of 3



	Title Insurance Commitment
	ISSUED BY Stewart Title Guaranty Company
Schedule A	

ALTA® Universal ID: 0044474
Commitment/File No: NCT22034
Property Address: VACANT

Effective Date: **February 3, 2020 at 8:00 a.m.**
Issuing Office: **NORTHERN COLORADO TITLE SERVICES CO., INC.**

1. Policy or Policies to be issued:

OWNERS:	AMOUNT	PREMIUM
<input checked="" type="checkbox"/> ALTA® 2006 Owner's Policy	\$TO BE DETERMINED	\$200.00

Proposed Insured: TO BE DETERMINED

LOAN:

☒ ALTA® 2006 Loan Policy

Other Charges:

TOTAL DUE: \$ 200.00

NOTE: A Minimum Fee of \$110.00 will be charged if file is cancelled.


2. On the effective date hereof, the estate described herein to be insured is **fee simple**, and is vested in:

MARY ANN GOEDERT

3. The land referred to in the Commitment is described below or in Schedule C:

Lot 4, SW1/4NW1/4 (aka W1/2NW1/4) of Section 3, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado

and commonly known as (for informational purposes only): **VACANT**

	Title Insurance Commitment
Schedule BI	ISSUED BY Stewart Guaranty Title Company

**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No: NCT22034

The Following are requirements to be complied with; otherwise to be shown as exceptions in the policy:

A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured, and for any estate or interest necessary to create the estate or interest to be insured described in this Commitment.

B. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.


C. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

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, to wit:

1. Proper Deed from MARY ANN GOEDERT to TO BE DETERMINED, conveying the land described herein.
2. Release of Deed of Trust from MARY ANN GOEDERT to the Public Trustee of Morgan County for the use of PREMIER FARM CREDIT, FLCA, to secure payment of \$1,926,000.00, dated DECEMBER 6, 2001, recorded DECEMBER 6, 2001 in Book 1103 at Page 273.
3. Release of Collateral on Financing Statement from MARY ANN GOEDERT, as Debtor, and PREMIER FARM CREDIT, FLCA, as Secured Party, recorded DECEMBER 6, 2001 in Book 1103 at Page 278, for subject property. Continuation of said Financing Statement recorded JULY 7, 2016 at Reception No. 900406.
4. Dollar amount of Policy coverage must be provided to the Company.
5. The Company reserves the right to assert additional requirements or exceptions regarding the Grantee(s) when they are designated.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

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 title guaranty company	Title Insurance Commitment
	ISSUED BY Stewart Title Guaranty Company
Schedule BII	

**SCHEDULE B-SECTION II
EXCEPTIONS**

Commitment No: **NCT22034**

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company. The policy will not insure against loss or damage by reason of the following:

1. 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 on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.
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.

ADDITIONAL EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

8. Reservation as contained in United States Patent recorded **FEBRUARY 14, 1911** in Book 107 at Page 509 as follows: Right of way for ditches or canals constructed by the authority of the United States.
9. Right of way for ROAD purposes as specified in ROAD PETITION recorded **JANUARY 10, 1902** in Book 15 at Page 137, said road to be not less than 60 feet in width.
10. **BAKER RESERVOIR AND CANAL SYSTEM** and rights of way therefor, as evidenced by Map and Sworn Statement recorded **AUGUST 26, 1897** in File No. 24.

Commitment Schedule B-II

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11. **BIJOU RESERVOIR AND CANAL COMPANY** and rights of way therefor, as evidenced by Articles of Incorporation recorded AUGUST 23, 1888 in Map Book 18 at Page 204.
12. **THE BIJOU RESERVOIR #2** and rights of way therefor, as evidenced by Map and Sworn Statement recorded JULY 23, 1910 in Map Book 2 at Page 29.
13. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by G.E. TREWET aka GLENN E. TREWET in the instrument to BERT C. ROSS recorded JANUARY 23, 1951 in Book 485 at Page 285, and any and all assignments thereof or interests therein.
14. Easement and right of way for PIPELINE purposes as granted by BERT C. ROSS to SKELLY OIL COMPANY as contained in instrument recorded APRIL 7, 1961, in Book 642 at Page 490, the location of said easement and right of way not being specifically defined.
15. Easement and right of way for IRRIGATION purposes as granted by MARY ANN GOEDERT to BIJOU IRRIGATION COMPANY as contained in instrument recorded DECEMBER 15, 1995, in Book 988 at Page 628, the location of said easement and right of way not being specifically defined.
16. Oil and Gas Lease between GLEN EDWARD TREWET III and WALSH PRODUCTION INC, recorded APRIL 3, 2002 in Book 1111 at page 203, 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.
17. Oil and Gas Lease between GLENDA K. WILSON nka Glenda K. Jackson and WALSH PRODUCTION INC, recorded APRIL 3, 2002 in Book 1111 at page 205, 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.
18. Oil and Gas Lease between ELEANOR JEAN HOPPER and WALSH PRODUCTION INC, recorded APRIL 3, 2002 in Book 1111 at page 209, 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.
19. Oil and Gas Lease between GLENN E. TREWET JR and WALSH PRODUCTION INC, recorded APRIL 3, 2002 in Book 1111 at page 211, 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.
20. Oil and Gas Lease between ROBERT D. TREWET and WALSH PRODUCTION INC, recorded APRIL 3, 2002 in Book 1111 at page 213, 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.
21. Oil and Gas Lease between MARY ANN GOEDERT and WALSH PRODUCTION INC, recorded JUNE 13, 2002 in Book 1116 at page 751, 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.
22. Oil and Gas Lease between ROBERT GLENN WILLIS and WALSH PRODUCTION INC, recorded SEPTEMBER 6, 2002 in Book 1122 at page 686, 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.
23. Oil and Gas Lease between MARY ANN GOEDERT and APISHAPAH RESOURCES LLC, recorded FEBRUARY 27, 2007 at Reception No. 841092, 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.

Commitment Schedule B-II

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24. Oil and Gas Lease between GLENDA K. WILSON and BIJOU CREEK HOLDINGS LLC, recorded MARCH 16, 2016 at Reception No. 898584, 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.
25. Oil and Gas Lease between ROBERT D. TREWET and BIJOU CREEK HOLDINGS LLC, recorded MARCH 16, 2016 at Reception No. 898588, 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.
26. Oil and Gas Lease between ELEANOR JEAN HOPPER and BIJOU CREEK HOLDINGS LLC, recorded JUNE 3, 2016 at Reception No. 899855, 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.
27. Oil and Gas Lease between ROBERT GLENN WILLIS and BIJOU CREEK HOLDINGS LLC, recorded JUNE 3, 2016 at Reception No. 899875, 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.
28. Oil and Gas Lease between JERRE ROBYN LOWERY and BIJOU CREEK HOLDINGS LLC, recorded JUNE 25, 2016 at Reception No. 901215, 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 GLENN E. TREWET III and BIJOU CREEK HOLDINGS LLC, recorded JUNE 25, 2016 at Reception No. 901228, 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. Oil and Gas Lease between MARILYN MARISE HARDMAN and BIJOU CREEK HOLDINGS LLC, recorded JANUARY 10, 2017 at Reception No. 903437, 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.
31. Oil and Gas Lease between ALAN FOSTER CAIN and BIJOU CREEK HOLDINGS LLC, recorded JANUARY 10, 2017 at Reception No. 903438, 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.
32. Oil and Gas Lease between STEVEN LEE CAIN and BIJOU CREEK HOLDINGS LLC, recorded JANUARY 10, 2017 at Reception No. 903454, 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 CANDACE CHARLENE MORSE and BIJOU CREEK HOLDINGS LLC, recorded JANUARY 20, 2017 at Reception No. 903642, 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. 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.
35. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded LEASES AND TENANCIES.

Commitment Schedule B-II

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36. 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) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656; (D) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 1, 1981 IN BOOK 819 AT PAGE 623; (E) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 1, 1983 IN BOOK 846 AT PAGE 797; (F) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 31, 1984 IN BOOK 859 AT PAGE 600; (G) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 3, 1985 IN BOOK 871 AT PAGE 554; (H) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 2, 1986 IN BOOK 882 AT PAGE 904; (I) PANTERA ENERGY CORPORATION RECORDED NOVEMBER 9, 1981 IN BOOK 822 AT PAGE 878; (J) KNEENERGY RECORDED MARCH 9, 1984 IN BOOK 852 AT PAGE 750; (K) SKAER ENTERPRISES, INC RECORDED NOVEMBER 30, 1987 IN BOOK 897 AT PAGE 493; AND (L) WIGGINS TELEPHONE ASSOCIATION RECORDED OCTOBER 9, 1992 IN BOOK 947 AT PAGE 824.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B-Section 1 and a Schedule C (if applicable) with matching Numbers.

SCHEDULE B – SECTION 2
CONTINUED

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 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 Title entity conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- 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: Pursuant to Colorado Division of Insurance Regulations 8-1-1, 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 material-men 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 un-filed mechanic's and material-men'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.

Commitment Schedule B-II

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

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), 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.

NOTE: Pursuant to Colorado Insurance Regulation 8-1-3, this is notification of the availability of Title Closing Protection Letters written by Stewart Title Guaranty Company.

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.

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 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, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

WHAT DO/DOES THE NORTHERN COLORADO TITLE SERVICES CO., INC. 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 Northern Colorado Title Services Co., Inc. (NCT) and its affiliates, 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, 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.	No	We don't share
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	No	We don't share
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/does NCT Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does NCT 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/does NCT 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: 130 W. Kiowa Ave., Fort Morgan, Colorado 80701 (970)-867-0233

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

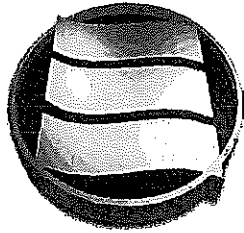
Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

Urich

Titlework



EQUITY TITLE ASSOCIATES II, LLC

12596 West Bayaud Avenue, Suite 360
Lakewood, CO 80228
Phone: (303) 373-5500 • Fax: (303) 373-5548

Date: January 3, 2020

Our File Number: 00055473 SB

C-2 – Updated effective date for TBD Commitment

Re: Robert J. Urich / TBD

Property Address: 9111 North Frontage Road Fort Morgan, CO 80701

Escrow Officer: Corri Barton - (970) 867-0515 - cbarton@equitycol.com

Title Officer: Shelly Butt - (303) 563-4655 - shellyb@equitycol.com

Delivery List

Seller:
Robert J. Urich

Buyer:
TBD

Copy To:
McClary P.C.
Attn: Andy McClary
Email: andy@mcclarylaw.com
SENT VIA EMAIL

Copy to:
Thomas Land Surveying, LLC
Robert Thomas, PLS
2619 West 11th Street Road, Suite 24
Greeley, CO 80634
(970) 304-0984
Email: bob@thomasls.com
SENT VIA EMAIL



ALTA COMMITMENT FOR TITLE INSURANCE

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 EXTRACONTRACTUAL 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 corporation (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 Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned:

Authorized Signature

Equity Title Associates II, LLC
Company Name

Fort Morgan, Colorado
City State

stewart
title guaranty company


Matt Morris
President and CEO
Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company - II.

This page is only a part of a 2016 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 countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature 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 shall not be liable for any other amendment to this Commitment.

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 shall not be 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 will only have liability 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.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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. PRO-FORMA POLICY

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

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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 P.O. Box 2029, Houston, Texas 77252-2029.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY - II

Transaction Identification Data for reference only:

Issuing Agent: Equity Title Associates II, LLC
Issuing Office: 12596 West Bayaud Avenue, Suite 360, Lakewood, CO 80228
Loan ID Number: []
Issuing Office File Number: 00055473
Property Address: 9111 North Frontage Road, Fort Morgan, CO 80701
1. Effective Date: **December 27, 2019 at 8:00 a.m.**

2. Policy to be issued:

(a) None
Proposed Insured: **TBD**
Proposed Policy Amount: **\$0.00**

(b) None
Proposed Insured:
Proposed Policy Amount: **\$0.00**

(c) None
Proposed Insured: []
Proposed Policy Amount: **\$0.00**

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Robert J. Urich

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

STEWART TITLE GUARANTY COMPANY - II
Countersigned By



Authorized Signature

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TITLE PREMIUMS

TBD Commitment	\$	300.00
TOTAL	\$	\$ 300.00
Closing Protection Letter Fee (if applicable): — \$25.00		

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EXHIBIT A
LEGAL DESCRIPTION

Lot 1 of SAGEL MINOR SUBDIVISION-CORRECTION PLAT, being a part of the SW ¼ of Section 3, Township 3 North, Range 59 West of the 6th P.M., according to the recorded correction plat thereof;
County of Morgan, State of Colorado.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
STEWART TITLE GUARANTY COMPANY - II

Requirements

File No.: 00055473

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. ~~TBD~~
 - ii. ~~TBD~~

[=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 Robert J. Urich.~~
- G. ~~Receipt by the Company of a satisfactory Final Affidavit, executed by TBD.~~
- H. ~~Payment of all taxes and assessments now due and payable.~~

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY - II

Exceptions

File No.: 00055473

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. 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 1 will be deleted.

2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. 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.
5. 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 2 through 5 will not appear on the Lender's Policy (if any) to be issued hereunder.

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 2019 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.

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SCHEDULE B, PART II
(Continued)

8. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, and a right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated December 17, 1903, in Volume 5 at Page 242. 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. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Order, recorded May 6, 1907, as Reception No. 25157.
10. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens of the right of way as set forth in the Deed, recorded February 3, 1945, as Reception No. 313845.
11. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens of the right of way as set forth in the Deed, recorded March 8, 1945, as Reception No. 314398.
12. Reservation of an undivided $\frac{1}{2}$ interest in and to all oil, gas and other minerals, as described in Deed recorded February 23, 1961, as Reception No. 477430. 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.
13. Reservation of an undivided $\frac{1}{2}$ of all oil, gas and other minerals, as described in Deed recorded January 22, 1974, as Reception No. 584862. 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.
14. Conveyance of all minerals rights and all reversionary interest in any oil, gas and other minerals, as described in Deed recorded May 2, 1980, as Reception No. 641397. 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.
15. Conveyance of all minerals rights and all reversionary interest in any oil, gas and other minerals, as described in Deed recorded January 30, 1981, as Reception No. 648482. 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.
16. Conveyance of all minerals rights and all reversionary interest in any oil, gas and other minerals, as described in Deed recorded March 18, 1992, as Reception No. 729467. 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.
17. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Exemption, recorded September 24, 1996, as Reception No. 757633.
18. Easements, notes, covenants, restrictions and rights-of-way as shown on the Subdivision Exemption Plat, recorded September 24, 1996, as Reception No. 1600393.
19. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Resolution, recorded September 15, 1997, as Reception No. 764397.

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SCHEDULE B, PART II

(Continued)

- ✓ 20. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Easement Agreement, recorded September 25, 1997, as Reception No. 764608.
- 21. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Easement Agreement, recorded September 25, 1997, as Reception No. 764609.
- 22. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Order, recorded November 19, 1997, as Reception No. 765642.
- 23. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Dry-up Covenant, recorded November 19, 1997, as Reception No. 765644.
- 24. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Right of Way Agreement, recorded June 15, 1998, as Reception No. 770230.
- 25. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Sagel Minor Subdivision, recorded May 7, 1999, as Reception No. 777775.
- 26. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Resolution, recorded May 7, 1999, as Reception No. 777776.
- ✓ 27. Easements, notes, covenants, restrictions and rights-of-way as shown on the Correction Plat of Sagel Minor Subdivision, recorded September 30, 1999, in Book 9 at Page 4, as Reception No. 780842.
- 28. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens as set forth in the Notice, recorded February 28, 2003, as Reception No. 806480.
- 29. Terms, conditions, provisions, obligations, easements, agreements, benefits and burdens of the Morgan County Right to Farm Policy as set forth in the Deed, recorded March 10, 2003, as Reception No. 806678.
- 30. 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.) Public Service Company of Colorado recorded October 2, 1981, in Book 821 at Page 514.
 - c.) Morgan County REA, recorded January 22, 1982, in Book 825 at Page 656.
 - d.) Wiggins Telephone Association, recorded October 9, 1992, in Book 947 at Page 824.
- 31. Deed of Trust from [Robert J. Urich] to the Public Trustee of [Morgan] County for the benefit of NetBank, to secure an indebtedness in the principal sum of \$151,000.00, and any other amounts and/or obligations secured thereby, dated April 24, 2007, and recorded May 17, 2007, as Reception No. 842682.

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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 8-2-2, 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 Title Company of Sherwood, Inc. 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.

WHAT DOES EQUITY TITLE 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 Equity Title of Colorado and its affiliates ("Equity Title Associates I, Equity Title Associates II, Equity Title Cherry Creek"), 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 Equity Title of Colorado, 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.	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/does Equity Title Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Equity Title 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/does Equity Title 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: 303.373.5500

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

Narrative

ROBERT URICH - REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT – NARRATIVE

- A. 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.
- B. The proposed subdivision is consistent with the Morgan County Comprehensive plan in that the subject parcel is currently being utilized as Agriculture and Residential. The application proposes to divide off 1.90 acres of Agriculture land as a separate lot. The continuing use of the new lot will be as Agriculture and the remaining lot will continue to be utilized as both Residential and Agricultural uses.
- C. The proposed subdivision is compatible with surrounding land uses, being primarily Agricultural. Proposed use of the lots is not changing from present uses.

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

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.

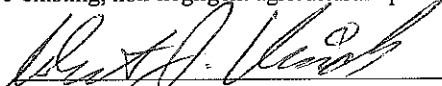
Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

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

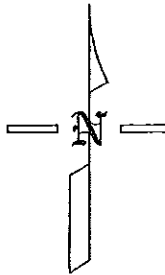
 01-21-2020
Signature Date
ROBERT J. ULRICH
Printed Name
9111 N. FRONTAGE RD
Address
FORT MORGAN, CO. 80701

Plat

0' 300' 600'

SCALE: 1" = 300'

NW CORNER SECTION 3---
FOUND A 3-1/4" ALUMINUM
CAP ON 2" PIPE LS #20676



POINT OF BEGINNING
S92°14'W
212.64'
67.17'

5

SW CORNER SECTION 3---
FOUND #6 REBAR WITH
2-1/2" ALUMINUM CAP
LS #13895

Google Maps



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft

Well Water



COLORADO
Division of Water Resources
Department of Natural Resources

March 23, 2020

Pam Cherry
Morgan County Planning and Zoning Department
Transmission via email: pcherry@co.morgan.co.us

Re: Ulrich Replat
Pt. SW ¼, Section 3, T3N, R59W, 6th P.M.
Water Division 1, Water District 1

Dear Ms. Cherry:

We have reviewed the above referenced proposal for a Replat of a Minor Subdivision. The proposal will not create any additional lots; therefore the submitted material does not qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. As such, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The application seeks to amend the property boundaries of Lot 1 of the Sagel Minor Subdivision. Lot 1 will decrease in size from 8 acres to 6.1 acres. The 1.9 remaining acres will subsequently be added to the adjoining parcel to the north, Parcel 1225-030-00-003, by a deed process. Lot 1 currently contains a single-family residence and a barn. Parcel 1225-030-00-003 is currently vacant.

There was no water supply information included in the application materials. Based on information from the Morgan County Quality Water District, this property is not served by the district. This office received an application to construct a well on Lot 1 of the Sagel Minor Subdivision on February 20, 2007. Additional information requested by this office was never submitted, therefore a permit was not issued. Because it appears that the Sagel Minor Subdivision was created after June 1, 1972, our office would have been unable to issue an exempt permit for Lot 1. If a well was constructed on Lot 1 without a valid well permit, it would be considered an illegal well and cannot be used as a water supply until a valid well permit is first obtained, which would likely require inclusion in a decreed augmentation plan.

Records available in this office indicate that there is an existing well located on Lot 2 of the Sagel Minor Subdivision, permit no. 215662, which may be being shared as the water supply for Lot 1. Permit no. 215662 was issued on February 11, 1999 pursuant to section 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40 acres described as the NW ¼ of the SW ¼ of said Section 3. The Sagel Minor Subdivision was subsequently recorded in September 1999. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, the existing exempt well must be



included in an augmentation plan, or must be plugged and abandoned since the provisions of section 37-92-602 which allowed for issuance of the well permit no longer applies. Due to the lack of a court-decreed augmentation plan, the well with permit no. 215662 is not considered a legal water supply for Lot 1 of the Sagel Minor Subdivision.

Should you or the applicant have any questions regarding this matter, please contact Javier Vargas-Johnson at this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Brucker", written in a cursive style.

Sarah Brucker, P.E.
Water Resources Engineer

Cc: Referral file no. 27065
Well permit file no. 215662
Receipt no. 3613523

PUMP INSTALLATION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 '93

WATER RESOURCES
STATE ENGINEER
COLO.

1. WELL PERMIT NUMBER ~~1110668~~ # 215662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE RD.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-7160

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 110 Twp. 3 N, Range 59 W.
DISTANCES FROM SEC. LINES:
100 ft. from NORTH Sec. line. and 600 ft. from WEST Sec. line.
(north or south) (east or west)
SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type RED JACKET Submersible Installation Completed 11-10-93
Pump Manufacturer RED JACKET Pump Model No. 15010CC
Design GPM 15 at RPM 3450, HP 1.5, Volts 230, Full Load Amps 12
Pump Intake Depth 110 Feet, Drop/Column Pipe Size 1 1/4 Inches, Kind P.V.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other _____
Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. **OTHER EQUIPMENT:**

Airline Installed ☐ Yes ☒ No, Orifice Depth ft. _____, Monitor Tube Installed ☐ Yes ☒ No, Depth ft. _____
Flow Meter Mfg. _____ Meter Serial No. _____
Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. **TEST DATA:** ☒ Check box if Test data is submitted on Supplemental Form.

Total Well Depth	_____	Date	_____
Static Level	_____	Time	_____
Date Measured	_____	Rate (GPM)	_____
		Pumping Lvl.	_____

7. DISINFECTION: Type HTH Amt. Used 16.02

8. Water Quality analysis available. ☐ Yes ☒ No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING CO. Phone (303) 867-7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R. FORT MORGAN, CO 80701

Name/Title (Please type or print)	Signature	Date
<u>Caroline F. Dreiling dba Dreiling Drilling Co.</u>	<u>C.F. Dreiling</u>	<u>11-12-93</u>

INSTRUCTIONS FOR PUMP INSTALLATION REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer.

The original and one copy of this form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. Another copy of the form must be provided to the well owner.

If this form is submitted in conjunction with the Well Completion and Test Report, form number GWS-31, ONLY THE PERMIT NUMBER AND OWNER NAME NEED TO BE COMPLETED in items 1 and 2.

1. Complete the Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Indicate the type of pump installed and complete the requested information. When installing pumps greater than 50 gpm, complete the additional information in this area.
5. Provide the information on other equipment which may be installed in the well.
6. Report test data as required by Rule 13.9. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
7. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
8. Indicate if a water quality analysis was performed and submit a copy of the report if available.
9. Use the remarks area to note any additional information including additional equipment installed, water supply construction problems.
10. Fill in Company Name and Address of Contractor who constructed the well. The report must be signed by the licensed contractor responsible for the installation of pumping equipment.

FORM NO. 1
GWS-31
11/90

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 '93

WATER RESOURCES
STATE ENGINEER
COLORADO

WELL PERMIT NUMBER 171068 # 215662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE Rd.
City, St. Zip Fort Morgan, CO 80701
Phone (303) 867-9172

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 11 Twp. 3 N, Range 59 W
DISTANCES FROM SEC. LINES:
100 ft. from North Sec. line, and 600 ft. from West Sec. line. OR
(north or south) (east or west)
SUBDIVISION: LOT _____ BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. GROUND SURFACE ELEVATION _____ ft. DRILLING METHOD Mud Rotary
DATE COMPLETED 11-3-93 TOTAL DEPTH 125 ft. DEPTH COMPLETED 125 ft.

5. GEOLOGIC LOG:

Depth Description of Material (Type, Size, Color, Water Location)

0-5 Top Soil
5-55 FINE SAND
55-80 Blue & Brown Clay
80-90 Med SAND CLAY STRKS
90-100 CLAY
100-120 Med SAND/Gravel/CLAY STRKS
120-125 CLAY

REMARKS: _____

6. HOLE DIAM. (in.) From (ft) To (ft)
7" 0 125

7. PLAIN CASING

OD (in)	Kind	Wall Size	From (ft)	To (ft)
<u>5 5/8</u>	<u>STEEL</u>	<u>.188</u>	<u>+1</u>	<u>20</u>
<u>5</u>	<u>P.V.C.</u>	<u>.280</u>	<u>5</u>	<u>100</u>

PERF. CASING: Screen Slot Size:

Screen Slot Size	From (ft)	To (ft)
<u>5 PVC .280</u>	<u>100</u>	<u>125</u>

8. FILTER PACK:

Material GRAVEL
Size 1/4 x 3/16
Interval -20 to 125

9. PACKER PLACEMENT:

Type N/A
Depth _____

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Cement</u>	<u>15 GAL</u>	<u>15 lb</u>	<u>0-20</u>	<u>POURED</u>

11. DISINFECTION: Type HTH Amt. Used 10 oz

12. WELL TEST DATA:

☐ Check box if Test Data is submitted on Supplemental Form.

TESTING METHOD

Air

Static Level 70 ft. Date/Time measured 11-3-93 Production Rate 50 gpm.

Pumping level 80 ft. Date/Time measured 11-3-93 Test length (hrs.) 1 hr.

Remarks _____

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING Co Phone (303) 867 7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R Fort Morgan CO 80701

Name/Title (Please type or print)

Signature

Date

CAROLINE F. DREILING dba Dreiling

DRILLING Co. C.F. Dreiling

11-12-93

Form No.
GWS-25

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1207

APPLICANT

WELL PERMIT NUMBER **215662**

DIV. 1 CNTY. 44 WD 1 DES. BASIN MD

Lot: Block: Filling: Subdiv:

APPROVED WELL LOCATION
MORGAN COUNTY

NW 1/4 SW 1/4 Section 3
Twp 3 N RANGE 59 W 6th P.M.

DISTANCES FROM SECTION LINES

2400 Ft. from South Section Line
1300 Ft. from West Section Line

LEONARD & CAROLE SAGEL
% DREILING DRILLING
14473 MCR R
FORT MORGAN CO 80701-

(800)894-7160

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) 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.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A), as an increase in use on permit no. 171068, as the only well on a tract of land of 40 acres described as the NW 1/4, SW 1/4, Sec. 3, Twp. 3 North, Rng. 59 West, 6th P.M., Morgan County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside up to 3 single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The issuance of this permit hereby cancels permit no. 171068.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit. 2/2/11/99

APPROVED
JSG

State Engineer

Receipt No. 0440624

DATE ISSUED

FEB 11 1999

By

EXPIRATION DATE **FEB 11 2001**

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

RECEIVED

JAN 25 1999

RESIDENTIAL * (Note: You may also use this form to apply for livestock watering)

Water Well Permit Application

Review instructions prior to completing form

Must be completed in black ink or typed

1. APPLICANT INFORMATION				6. USE OF WELL (check appropriate entry or entries)			
Name of applicant LEONARD AND/OR CAROLE SAGEL C/O DREILING DRILLING CO., INC.				See instructions to determine use(s) for which you may qualify -- <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use) <input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>2</u> <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1</u> sq. ft. <input type="checkbox"/> acre <input checked="" type="checkbox"/> Domestic animal watering - (non-commercial) <input checked="" type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)			
Mailing Address 14473 M.C.R. R							
City FORT MORGAN, CO		State 80701		Zip code			
Telephone Number (include area code) 1-800-894-7160							
2. TYPE OF APPLICATION (check applicable box(es))				7. WELL DATA			
<input type="checkbox"/> Construct new well		<input type="checkbox"/> Use existing well		Maximum pumping rate 15 gpm		Annual amount to be withdrawn 1.5 acre-feet	
<input type="checkbox"/> Replace existing well		<input type="checkbox"/> Change / Increase Use		Total depth 125 feet		Aquifer ALLUVIUM	
<input type="checkbox"/> Change (source) aquifer		<input type="checkbox"/> Reapplication (expired permit)					
<input checked="" type="checkbox"/> Other: CHANGE STOCK WELL TO RESIDENTIAL							
3. REFER TO (if applicable) 0				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM			
Water court case #		Permit # 171068		<input checked="" type="checkbox"/> Septic tank / absorption leach field			
Verbal #		Monitoring hole acknowledgment # MH-		<input type="checkbox"/> Central system District name: _____			
Well name or #				<input type="checkbox"/> Vault Location sewage to be hauled to: _____			
4. LOCATION OF WELL				<input type="checkbox"/> Other (attach copy of engineering design)			
County MORGAN		Quarter/quarter NW ¼		Quarter SW ¼		9. PROPOSED WELL DRILLER (optional)	
Section 3		Township N or S 3 <input checked="" type="checkbox"/> <input type="checkbox"/>		Range E or W 59 <input type="checkbox"/> <input checked="" type="checkbox"/>		Name N/A	
Principal Meridian 6TH P.M.						License number 1207	
Distance of well from section lines 2400 ft. from <input type="checkbox"/> N <input checked="" type="checkbox"/> S 1300 ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W				10. SIGNATURE of applicant(s) or authorized agent			
Well location address, if different from applicant address (if applicable)				The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.			
For replacement wells only - distance and direction from old well to new well feet direction				Must be original signature <i>Leonard & Carole Sagel</i> BY CAROLINE F. DREILING			
5. TRACT ON WHICH WELL WILL BE LOCATED				Title SEC./TREAS. DREILING DRILLING CO., INC.			
A. You must check one of the following - see instructions <input type="checkbox"/> Subdivision: Name _____ Lot no. _____ Block no. _____ Filing/Unit _____ <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____ <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/no. _____ <input type="checkbox"/> Other (attach legal description to application)				Date 01-21-99			
B. STATE PARCEL ID# (optional): _____				OPTIONAL INFORMATION			
C. # acres in tract 40		D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see instructions)		USGS map name		DWR map no. 25-E	
E. Will this be the only well on this tract? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract - see instructions)				Surface elev.			
				Office Use Only USE EXISTING WELL NL-NW1SW-171068 DIV <u>1</u> F mod, increase use 44 Topo - No other well (NW1SW) per Loc. Amendment Form Issuance cancels WD <u>1</u>			
				CHECKS TRH440624 012599 BA <u>66.00</u> DIV OF WATER RESOURCES USE <u>MD</u>			

Best Copy Available

Form GWS-44 (11/95)

DREILING DRILLING COMPANY, INC.

AUTHORIZATION TO APPLY FOR PERMIT

RECEIVED

JAN 25 1999

DATE: 01/21/99

I, LEONARD 1/02 CAROLE SAGEL
(STATE FULL NAME)

REPRESENTING: Self

(NAME ON PERMIT APPLICATION)

WATER RESOURCES
STATE ENGINEER
COLO.

GIVE DREILING DRILLING COMPANY, INC AUTHORIZATION TO APPLY FOR A PERMIT, AS DESCRIBED

APPLICANT NAME: LEONARD 1/02 CAROLE SAGEL AREA CODE & TELEPHONE # 970-867

STREET ADDRESS: 9803 N. FRONTAGE RD.

TOWN, STATE, ZIP: FORT MORGAN, CO 80701

COUNTY: MORGAN
(WHERE WELL IS LOCATED)

LEGAL DESCRIPTION OF PROPOSED WELL SITE:

NW 1/4 OF THE SW 1/4, IN SECTION 3, TOWNSHIP 3N RANGE 54W OF THE 6TH P.M.
DISTANCES FROM THE CLOSEST SECTION LINES:

2400 FROM THE SOUTH SECTION LINE
(NUMBER OF FEET) (NORTH OR SOUTH)

1300 FROM THE WEST SECTION LINE
(NUMBER OF FEET) (EAST OR WEST)

TOTAL ACRES IN TRACT THAT PROPOSED WELL WILL BE LOCATED: 40

WELL REPLACEMENT INFORMATION: N/A EXISTING WELL PERMIT: 171068

DESCRIPTION OF WELL USE: COMMERCIAL, IRRIGATION, DOMESTIC, LIVESTOCK, HOUSEHOLD USE ONLY Change

NUMBER OF ACRES IRRIGATED: 1.5 NUMBER OF ACRE FEET: 1 (LIVESTOCK TO)

LOCATION OF IRRIGATED LAND: NW 1/4 SW 1/4 Sec. 3 Tap 3N Rng 54W 6th P.M.

NEW WELL WILL BE WHAT DIRECTION AND HOW MANY FEET FROM THE OLD WELL? N/A

PLEASE LIST ANY OTHER WATER RIGHTS THAT PERTAIN TO THIS WELL AND/OR IF THERE ARE OTHER WELLS
LOCATED ON THE SAME TRACT? N/A

PLEASE READ THIS DOCUMENT CAREFULLY. THIS DOCUMENT REPRESENTS YOUR PERMISSION FOR A REPRESENTATIVE OF DREILING DRILLING COMPANY, INC. TO APPLY FOR A WATER WELL PERMIT TO DRILL A WELL. BY SIGNING THIS DOCUMENT YOU HAVE ENTRUSTED DREILING DRILLING COMPANY, INC. TO APPLY FOR THE TYPE OF WATER WELL PERMIT THAT HAS BEEN DISCUSSED. IN THE EVENT THAT ANOTHER DOCUMENT IS REQUIRED TO SUPPORT YOUR APPLICATION AND OR A CHANGE IS REQUIRED ON YOUR APPLICATION YOU ALSO DIRECT AND ENDORSE DREILING DRILLING COMPANY, INC. TO PROVIDE THIS INFORMATION AND MAKE ALL CHANGES THAT ARE NECESSARY.

IT IS IMPERATIVE THAT THE INFORMATION YOU SUPPLY ON THIS DOCUMENT TO BE TRUE, ACCURATE AND COMPLETE. THE APPLICANT AND OR REPRESENTATIVE AGREES TO INDEMNIFY AND HOLD HARMLESS A. GREGORY DREILING, D.B.A. DREILING DRILLING COMPANY, INC. AND ITS OFFICERS AND ITS EMPLOYEES, FROM AND AGAINST ALL LIABILITY, CLAIMS, DEMANDS, AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEY FEES. THIS FORM DOES NOT GUARANTEE A PERMIT CAN BE OBTAINED, NOR DOES THIS IMPLY THAT YOU ARE GUARANTEED TO FIND WATER.

x Caroline F. Dreiling 1-21-99 x Leonard Sagel x 1-21-99
ROLINE F. DREILING (APPLICANT'S SIGNATURE) (DATE)
D.B.A.
DREILING DRILLING COMPANY, INC.

Best Copy Available

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
 1313 SHERMAN ST., RM 818, DENVER, CO 80203
 phone - info: (303) 866-3587 main: (303) 866-3581
 fax: (303) 866-3589 http://www.water.state.co.us

RESIDENTIAL Note: Also use this form to apply for livestock watering

Water Well Permit Application

Review instructions on reverse side prior to completing form.
 The form must be completed in black or blue ink or typed.

1. Applicant Information

Name of applicant

Robert J. Urich

Mailing address

9111 N. Frontage Rd

City

Fort Morgan

State

CO

Zip code

80701

Telephone #

()

E-mail (optional)

2. Type Of Application (check applicable boxes)

☒ Construct new well

☐ Use existing well

☐ Replace existing well

☐ Change or increase use

☐ Change source (aquifer)

☐ Reapplication (expired permit)

☐ Other:

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well

County

Morgan

Section

3

Township

3

N or S

☒ N ☐ S

Range

59

E or W

☒ E ☐ W

Principal Meridian

6

Distance of well from section lines (section lines are typically not property lines)

2176

ft. from ☐ N ☒ S

568

ft. from ☐ E ☒ W

For replacement wells only - distance and direction from old well to new well

feet

direction

Well location address (include City, State, Zip)

☒ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

☐ Zone 12 or ☒ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☒ YES

Easting: 0586855

Northing: 4456351

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. You must check and complete one of the following:

☒ Subdivision: Name Sagel Min

Lot 1

Block

Filing/Unit

☐ County exemption (attach copy of county approval & survey):

Name/#

Lot #

☐ Parcel less than 35 acres, not in a subdivision, attach a deed with metes and bounds description recorded prior to June 1, 1972, and a current deed

☐ Mining claim (attach a copy of the deed or survey): Name/#

☐ Square 40 acre parcel as described in Item 4

☐ Parcel of 35 or more acres (attach a metes and bounds description or survey)

☐ Other (attach metes & bounds description or survey and supporting documents)

B. # of acres in parcel ?

C. Are you the owner of this parcel?

☒ YES ☐ NO (if no - see instructions)

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no - list other wells)

E. State Parcel ID# (optional):

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Form GWS-44 (06/2008)

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WATER RESOURCES
STATE ENGINEER
COLO.

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

☒ A. Ordinary household use in one single-family dwelling (no outside use)

☐ B. Ordinary household use in 1 to 3 single-family dwellings:

Number of dwellings: _____

☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre

☐ Domestic animal watering - (non-commercial)

☐ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate

7 gpm

Annual amount to be withdrawn

1

acre-feet

Total depth

200

feet

Aquifer

Alluvium

8. Water Supplier

Is this parcel within boundaries of a water service area? ☒ YES ☐ NO

If yes, provide name of supplier:

9. Type Of Sewage System

☒ Septic tank / absorption leach field

☐ Central system: District name:

☐ Vault: Location sewage to be hauled to:

☐ Other (attach copy of engineering design and report)

10. Proposed Well Driller License #(optional): 765

11. Signature Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign here (Must be original signature)

Date

Robert J. Urich
Robert J. Urich

2-1-07

Office Use Only

USGS map name

Weldoka

DWR map no.

85E

Surface elev.

NW, SW

3 T3N, R59W

568W,

2176 S

Receipt area only

AU 2. 28. 2007

Sagel Min. Co.

Trans Number: 3613523

2/20/2007 3:56:46 PM

Sandy Seaholm (13)

Total Trans Amt: \$100.00

CHECK

Creek Number: 43140

Check Amount: \$100.00

WE

WR

CWCB

TOPO

MYLAR

SB5

located NW 1/4 NW 1/4 of 3, T3N, R59W and ties up the entire quarter quarter

DIV 1 WD 1 BA MD



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Recording Date	Document Date	Number Pages
03/10/2003	03/05/2003	16
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Names

Borrower

URICH, ROBERT J

Public Trustee & Lender

PUBLIC TRUSTEE
KEYBANK NATIONAL
ASSOCIATION

SAGEL MINOR SUB, FM (03-3-59) Lot 1 SSW1/4 3 T3N
R59W 9111 NORTH FRONTAGE ROAD FORT

SAGEL MINOR SUB, FM (03-3-59) Lot 1 SSW1/4 3 T3N
R59W 9111 NORTH FRONTAGE ROAD FORT
MORGAN, CO

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STATE ENGINEER
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Return Address
Name KEYBANK NATIONAL ASSN 800 SUPERIOR AVE 7TH FLOOR Cleveland, OH 44114 Attn: Collateral Doc Dept
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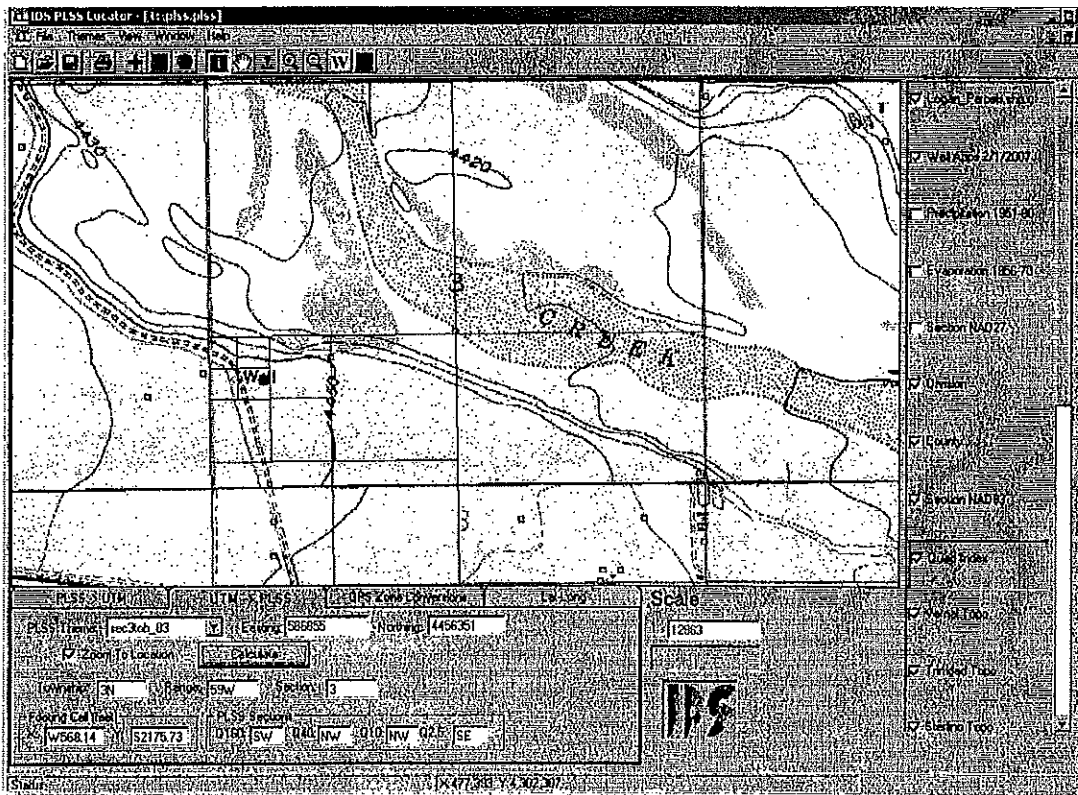
Remarks

Mail Back Date

Recording Fee

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Form No. 1

Form No. GWS-25

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

APPLICANT

LEONARD & CAROLE SAGEL
% DREILING DRILLING
14473 MCR R
FORT MORGAN CO 80701-
(800)894-7160

PERMIT TO USE AN EXISTING WELL

WELL PERMIT NUMBER **215662**

DIV. 1 CNTY. 44 WD 1 DES. BASIN MD

Lot: Block: Filing: Subdiv:

APPROVED WELL LOCATION
MORGAN COUNTY.

NW 1/4 SW 1/4 Section 3
Twp 3 N RANGE 59 W 6th P.M.

DISTANCES FROM SECTION LINES

2400 Ft. from South Section Line
1300 Ft. from West Section Line

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) 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.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A), as an increase in use on permit no. 171068, as the only well on a tract of land of 40 acres described as the NW 1/4, SW 1/4, Sec. 3, Twp. 3 North, Rng. 59 West, 6th P.M., Morgan County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside up to 3 single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The issuance of this permit hereby cancels permit no. 171068.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

702/11/99

APPROVED

Receipt No. 0440624

State Engineer
State Engineer

DATE ISSUED **FEB 11 1999**

By *[Signature]*
EXPIRATION

Form No. GWS-11 03/02	STATE OF COLORADO OFFICE OF THE STATE ENGINEER 818 Centennial Bldg., 1313 Sherman St., Denver, CO 80203 (303) 866-3581 Fax (303) 866-3589	For Office Use Only <div style="text-align: center;"> RECEIVED DEC 27 2002 <small>WATER RESOURCES STATE ENGINEER COUNCIL</small> </div>
CHANGE IN OWNERSHIP/ADDRESS CORRECTION OF THE WELL LOCATION		If your well has an absolute water right, decreed by the court and the well is not registered with the State Engineer, enter the Water Court Case Number / Civil Action Number and well number as decreed.
Insert the Well Permit Number <u>215662</u>		
Name, address and phone of the person claiming ownership of the well: NAME(S) <u>Brad & Wanda Ladbury</u> Mailing Address <u>9115 N. Frontage Rd</u> City, St. Zip <u>Ft. Morgan, Co. 80701</u> Phone (<u>970</u>) <u>542-0674</u>		
This form is filed by the named individual/entity claiming that they are the owner of the well permitted as referenced above. This filing is made pursuant to C.R.S. 37-90-143.		
WELL LOCATION: County <u>Morgan</u> Owner's Well Designation _____ <u>9115 N. Frontage Rd</u> <u>Ft. Morgan</u> <u>Co.</u> <u>80701</u> (Address) (City) (State) (Zip)		
<u>NW</u> 1/4 of the <u>SW</u> 1/4, Sec. <u>3</u> , Twp. <u>3</u> <input checked="" type="checkbox"/> N. or <input type="checkbox"/> S., Range <u>59</u> <input type="checkbox"/> E. or <input checked="" type="checkbox"/> W., <u>6th</u> P.M.		
Distance from Section Lines <u>2400</u> Ft. From <input type="checkbox"/> N. or <input checked="" type="checkbox"/> S., <u>1300</u> Ft. From <input type="checkbox"/> E. or <input checked="" type="checkbox"/> W. Line.		
Subdivision Name _____ Lot _____, Block _____, Filing/Unit _____		
The above listed owner(s) say(s) that he, she (they) own the well described herein. The existing record is being amended for the following reasons: <input checked="" type="checkbox"/> Change in name of owner <input checked="" type="checkbox"/> Change in mailing address <input type="checkbox"/> Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted before May 17, 1965. Please see the reverse side for further information regarding correction of the well location.		
I (we) claim and say that I (we) (are) the owner(s) of the well described above and that the commencement of extraction of ground water from this well, lawfully made under the well permit, occurred on the date indicated, and that the statements made herein are true to my (our) knowledge.		
Please print the Signer's Name & Title <u>Brad J Ladbury Owner</u> <u>Wanda K Ladbury Owner</u>	Signature(s) of the new owner. <u>Brad J Ladbury</u> <u>Wanda K Ladbury</u>	Date <u>12/24/02</u>
It is the responsibility of the new owner of this well to complete and sign the form. Signatures of agents are acceptable if an original letter of agency signed by the owner is attached to the form upon its receipt.		
For Office Use Only		
<u>She D. Simon</u> State Engineer		ACCEPTED AS A CHANGE IN OWNERSHIP AND/OR MAILING ADDRESS. <u>Deborah Linds</u> By <u>4/22/03</u> Date

COLORADO DIVISION OF WATER RESOURCES

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

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JAN 25 1999

RESIDENTIAL

(Note: You may also use this form to apply for livestock watering)

Water Well Permit Application

Review instructions prior to completing form

Must be completed in black ink or typed

1. APPLICANT INFORMATION Name of applicant: LEONARD AND/OR CAROLE SAGEL C/O DREILING DRILLING CO., INC. Mailing Address: 14473 M.C.R. R City: FORT MORGAN, CO State: 80701 Zip code: Telephone Number (include area code): 1-800-894-7160				6. USE OF WELL (check appropriate entry or entries) See instructions to determine use(s) for which you may qualify - <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use) <input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>2</u> <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1</u> sq. ft. <input type="checkbox"/> acre <input checked="" type="checkbox"/> Domestic animal watering - (non-commercial) <input checked="" type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)			
2. TYPE OF APPLICATION (check applicable box(es)) <input type="checkbox"/> Construct new well <input type="checkbox"/> Use existing well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change / Increase Use <input type="checkbox"/> Change (source) aquifer <input type="checkbox"/> Reapplication (expired permit) <input checked="" type="checkbox"/> Other: CHANGE STOCK WELL TO RESIDENTIAL				7. WELL DATA Maximum pumping rate: 15 gpm Annual amount to be withdrawn: 1.5 acre-feet Total depth: 125 feet Aquifer: ALLUVIUM			
3. REFER TO (if applicable) Water court case #: Permit #: 171068 Verbal #: Monitoring hole acknowledgment #: MH- Well name or #:				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM <input checked="" type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system District name: _____ <input type="checkbox"/> Vault Location sewage to be hauled to: _____ <input type="checkbox"/> Other (attach copy of engineering design)			
4. LOCATION OF WELL County: MORGAN Quarter/quarter: NW ¼ Quarter: SW ¼ Section: 3 Township N or S: 3 Range E or W: 59 Principal Meridian: 6TH P.M. Distance of well from section line: 2400 ft. from <input type="checkbox"/> N <input checked="" type="checkbox"/> S 1300 ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W Well location address, if different from applicant address (if applicable): For replacement wells only - distance and direction from old well to new well: feet direction				9. PROPOSED WELL DRILLER (optional) Name: N/A License number: 1207			
5. TRACT ON WHICH WELL WILL BE LOCATED A. You must check one of the following - see instructions <input type="checkbox"/> Subdivision: Name _____ Lot no. _____ Block no. _____ Filing/Unit _____ <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____ <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/no. _____ <input type="checkbox"/> Other (attach legal description to application)				10. SIGNATURE of applicant(s) or authorized agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge. Must be original signature: <i>Leonard & Carole Sagel</i> BY CAROLINE F. DREILING			
B. STATE PARCEL ID# (optional): C. # acres in tract: 40 D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see instructions)				Title: SEC./TREAS. DREILING DRILLING CO., INC. Date: 01-21-99 OPTIONAL INFORMATION USGS map name: DWR map no.: 25-E Surface elev.: Office Use Only: USE EXISTING WELL NL-NW1SW-171068 DIV 1 F mod, increase use CO 44 Topo - No other well (NW1SW) per Loc. Amendment Form Issuance converts.... WD 1 CHECKS TR#440624 012599 BA 50.00 DIV OF WATER RESOURCES USE MD			
E. Will this be the only well on this tract? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract - see instructions)							

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Form GWS-44 (11/95)

FORM NO.
GWS-31
11/90

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

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NOV 12 93

WATER RESOURCES
STATE ENGINEER
C.O.D.

1. WELL PERMIT NUMBER 1710608 # 2151662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE RD.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-9172

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 10 Twp. 3 N Range 59 W
DISTANCES FROM SEC. LINES:
100 ft. from North Sec. line. and 600 ft. from West Sec. line. OR
(north or south) (east or west)
SUBDIVISION: LOT BLOCK FILING(UNIT)
STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION ft. DRILLING METHOD Mud Rotary
DATE COMPLETED 11-3-93 TOTAL DEPTH 125 ft. DEPTH COMPLETED 125 ft.

5. GEOLOGIC LOG:

Depth Description of Material (Type, Size, Color, Water Location)

0-5 TOP SOIL
5-55 FINE SAND
55-80 Blue & BROWN CLAY
80-90 Med SAND CLAY STRS
90-100 CLAY
100-120 Med SAND/CHAFE/CLAY STRS
120-125 CLAY

REMARKS:

6. HOLE DIAM. (in.) From (ft) To (ft)
7" 0 125

7. PLAIN CASING

OD (in)	Kind	Wall Size	From (ft)	To (ft)
<u>5-78</u>	<u>STEEL</u>	<u>.188</u>	<u>+1</u>	<u>20</u>
<u>5</u>	<u>P.V.C.</u>	<u>.280</u>	<u>5</u>	<u>100</u>

PERF. CASING: Screen Slot Size:

Material	Size	From (ft)	To (ft)
<u>5</u>	<u>PVC</u>	<u>.280</u>	<u>100</u>

8. FILTER PACK:

Material GRAVEL
Size 4 3/16
Interval -20 to 125

9. PACKER PLACEMENT:

Type N/A
Depth

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Cement</u>	<u>15 GAL</u>	<u>15 lb</u>	<u>0-20</u>	<u>POURED</u>

11. DISINFECTION: Type H.T.H. Amt. Used 10 oz

12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Supplemental Form.

TESTING METHOD

Static Level 70 ft. Date/Time measured 11-3-93 Production Rate 50 gpm.
Pumping level 80 ft. Date/Time measured 11-3-93 Test length (hrs.) 1 hr.
Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING CO Phone (303) 867 7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R FORT MORGAN CO 80701

Name/Title (Please type or print)

Signature

Date

CAROLINE F. DREILING dba Dreiling Drilling Co. C.F. Dreiling 11-12-93

FORM NO.
GWS-32
11/90

PUMP INSTALLATION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

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NOV 12 '93

WATER RESOURCES
STATE ENGINEER
COLORADO

1. WELL PERMIT NUMBER 1110608 # 215662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL

Mailing Address 9803 N. FRONTAGE Rd.

City, St. Zip FORT MORGAN, CO 80701

Phone (303) 867-7160

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 10 Twp. 3 N, Range 59 W

DISTANCES FROM SEC. LINES:

100 ft. from NORTH Sec. line, and 600 ft. from WEST Sec. line.
(north or south) (east or west)

SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____

STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type RED JACKET Submersible Installation Completed 11-10-93

Pump Manufacturer RED JACKET Pump Model No. 15010CC

Design GPM 15 at RPM 3450 HP 1.5 Volts 230 Full Load Amps 12

Pump Intake Depth 110 Feet, Drop/Column Pipe Size 1 1/4 Inches, Kind P.V.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other _____

Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. **OTHER EQUIPMENT:**

Airline Installed ☐ Yes ☒ No, Orifice Depth ft. _____, Monitor Tube Installed ☐ Yes ☒ No, Depth ft. _____

Flow Meter Mfg. _____ Meter Serial No. _____

Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. **TEST DATA:** ☒ Check box if Test data is submitted on Supplemental Form.

Total Well Depth _____ Date _____

Static Level _____ Time _____

Date Measured _____ Rate (GPM) _____

Pumping Lvl. _____

7. DISINFECTION: Type HTH Amt. Used 16.02

8. Water Quality analysis available. ☐ Yes ☒ No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.F.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING CO. Phone (303) 867-7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R. FORT MORGAN, CO 80701

Name/Title (Please type or print) _____ Signature Caroline F. Dreiling dba Dreiling Drilling Co. C.F. Dreiling Date 11-12-93

DREILING DRILLING COMPANY, INC.

DREILING DRILLING COMPANY, INC.

AUTHORIZATION TO APPLY FOR PERMIT

RECEIVED

JAN 25 1999

DATE: 01/21/99

I, LEONARD +/or CAROLE SAGEL
(STATE FULL NAME)WATER RESOURCES
STATE ENGINEER
COLO.REPRESENTING: Self
(NAME ON PERMIT APPLICATION)

GIVE DREILING DRILLING COMPANY, INC AUTHORIZATION TO APPLY FOR A PERMIT, AS DESCRIBED

APPLICANT NAME: LEONARD +/or CAROLE SAGEL AREA CODE & TELEPHONE # 970-867STREET ADDRESS: 9803 N. FRONTRAGE RD.TOWN, STATE, ZIP: FORT MORGAN, CO. 80701COUNTY: MORGAN
(WHERE WELL IS LOCATED)

LEGAL DESCRIPTION OF PROPOSED WELL SITE:

NW 1/4 OF THE SW 1/4, IN SECTION 3, TOWNSHIP 3N RANGE 59W OF THE 6TH P.M.
DISTANCES FROM THE CLOSEST SECTION LINES:2400 FROM THE SOUTH SECTION LINE
(NUMBER OF FEET) (NORTH OR SOUTH)1300 FROM THE WEST SECTION LINE
(NUMBER OF FEET) (EAST OR WEST)TOTAL ACRES IN TRACT THAT PROPOSED WELL WILL BE LOCATED: 40WELL REPLACEMENT INFORMATION: N/A EXISTING WELL PERMIT: 171068

DESCRIPTION OF WELL USE: COMMERCIAL, IRRIGATION, DOMESTIC, LIVESTOCK, HOUSEHOLD USE ONLY

NUMBER OF ACRES IRRIGATED: 1.5 NUMBER OF ACRE FEET: 7LOCATION OF IRRIGATED LAND: NW 1/4 SW 1/4 SEC. 3 Twp 3N Rng 59W 6th P.M.NEW WELL WILL BE WHAT DIRECTION AND HOW MANY FEET FROM THE OLD WELL? N/APLEASE LIST ANY OTHER WATER RIGHTS THAT PERTAIN TO THIS WELL AND/OR IF THERE ARE OTHER WELLS
LOCATED ON THE SAME TRACT? N/A

PLEASE READ THIS DOCUMENT CAREFULLY. THIS DOCUMENT REPRESENTS YOUR PERMISSION FOR A REPRESENTATIVE OF DREILING DRILLING COMPANY, INC. TO APPLY FOR A WATER WELL PERMIT TO DRILL A WELL. BY SIGNING THIS DOCUMENT YOU HAVE ENTRUSTED DREILING DRILLING COMPANY, INC. TO APPLY FOR THE TYPE OF WATER WELL PERMIT THAT HAS BEEN DISCUSSED. IN THE EVENT THAT ANOTHER DOCUMENT IS REQUIRED TO SUPPORT YOUR APPLICATION AND OR A CHANGE IS REQUIRED ON YOUR APPLICATION YOU ALSO DIRECT AND ENDORSE DREILING DRILLING COMPANY, INC. TO PROVIDE THIS INFORMATION AND MAKE ALL CHANGES THAT ARE NECESSARY.

IT IS IMPERATIVE THAT THE INFORMATION YOU SUPPLY ON THIS DOCUMENT TO BE TRUE, ACCURATE AND COMPLETE. THE APPLICANT AND OR REPRESENTATIVE AGREES TO INDEMNIFY AND HOLD HARMLESS A. GREGORY DREILING, D.B.A. DREILING DRILLING COMPANY, INC. AND ITS OFFICERS AND ITS EMPLOYEES, FROM AND AGAINST ALL LIABILITY, CLAIMS, DEMANDS, AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEY FEES. THIS FORM DOES NOT GUARANTEE A PERMIT CAN BE OBTAINED, NOR DOES THIS IMPLY THAT YOU ARE GUARANTEED TO FIND WATER.

Caroline F. Dreiling 1-21-99
CAROLINE F. DREILING
D.B.A.X Leonard Sagel
(APPLICANT'S SIGNATURE)X 1-21-99
(DATE)

DREILING DRILLING COMPANY, INC.

Best Copy Available

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>

February 28, 2007



Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

MR. ROBERT J. URICH
9111 N. FRONTAGE RD.
FORT MORGAN, CO 80701

Dear Mr. Urich:

The enclosed well permit application is being returned for additional information and/or documentation indicated below. This additional information is required before we can proceed with the evaluation of the application.

Please note that well permits are issued in accordance with CRS §37-92-602(3)(b), on the presumption that there is no material injury to other water rights. (The presumption of no injury applies only to small parcels created and recorded with the county prior to June 1, 1972, parcels created by a county exemption from the subdivision regulations, or parcels of 35 acres or more).

In order to properly evaluate the application, this office must have evidence indicating when the subdivision or this particular parcel of land was created. Therefore, please provide one of the following:

1. If the subdivision or parcel in question was in existence prior to **June 1, 1972**, please provide a copy of a deed, surveyor's plat map, tax receipt, or other document to verify this. The document must be dated before **June 1, 1972**, and must describe the parcel in question.
2. If the subdivision or parcel in question was exempted by the county from their subdivision regulations, please provide all of the following:
 - a) A copy of the county commissioners resolution.
 - b) A copy of a survey plat map showing the original tract and all exempted parcels.
 - c) Information concerning the existence of any wells and their uses on the original tract and on the exempted parcels.
 - d) Copies of documents showing when the original tract was created (this is required only if the original tract was less than 35 acres in size, or if it was involved in a previous exemption).
 - e) Copies of any other agreements concerning this parcel executed with the county.
3. If the subdivision or parcel in question was created after **June 1, 1972**, by action other than resolution of the county commissioners, please provide copies of documents to show how it was created.

Robert J. Urich
February 28, 2007

Page 2

Furthermore, the distances from section line were calculated from the UTM coordinate values provided with the permit application. Based on these values the proposed well is to be located in the NW1/4 of the SW1/4 of Section 3, Township 3 N, Range 59 West of the 6th P.M. The NW1/4 of the SW1/4 of Section 3, Township 3 N, Range 59 West of the 6th P.M., is currently encumbered by an existing well permit no. 225662 (enclosed). Therefore, no additional wells may be issued for this land, unless the existing well, permit no. 225662 is re-permitted, for a new legal description. A new Residential well permit application form GWS-45 (with the \$100 filing fee) and a new legal description for well permit no. 225662 will also need to be submitted to this office.

In the Item No. 5B, please indicate the numbers of acres in this parcel and in the Item 5D please indicate if this will be the only well on this parcel.

According to the State Engineer's new guideline 2003-4 for well permit applications please be advised that the aforementioned criteria must be addresses and received by this office by April 30, 2007 to retain active status of the receipt no. 3613523. Information submitted after that date will require a new ground water well permit application and will be assessed the appropriate fee.

If you have any questions please call me at this office

Sincerely,



Ioana Comaniciu
Water Resource Engineer

Mar-07-2007 13:57 From-Canfield

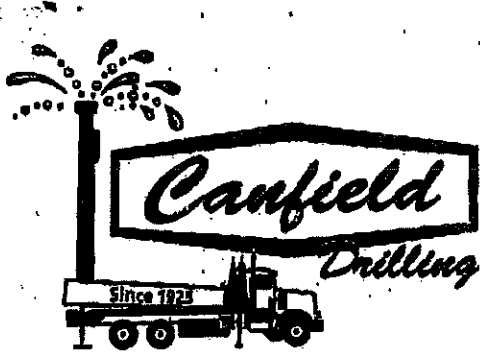
Mar-07-2007 13:57 From-Canfield

T19700010010

+19708670313

T-740 P.001/003 F-731

T-740 P.001/003 F-731



111 West Street, P.O. Box 519
Fort Morgan, CO 80701
Ph. (970)867-2943 Fax (970)867-0313

Fax

RECEIVED

Date: 3/07/07

MAR 06 2007

TO: Ioana Comaniciu

WATER RESOURCES
STATE ENGINEER
COLORADO

FAX:

Pages: Cover + _____

Ioana,

I am faxing you a letter that you sent to Mr. Robert Ulrich. He brought in a copy of the plat map for the subdivision - If I send that to you what other information will be needed?

Thanks

Canfield Drilling Co

By Dona

Mar-07-2007 13:07 From-Canfield

Mar-07-2007 13:57 From-Canfield

RECEIVED

RECEIVED

MAR 06 2007

WATER RESOURCES
STATE ENGINEER
COLORADO

+19708670313

T-740 P.002/003 F-731

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>

February 28, 2007



Bill Ritter, Jr.
Governor

Haris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

MR. ROBERT J. URICH
9111 N. FRONTAGE RD.
FORT MORGAN, CO 80701

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3. If the subdivision or parcel in question was created after June 1, 1972, by action other than resolution of the county commissioners, please provide copies of documents to show how it was created.

Mar-07-2007 13:57

From-Canfield

+18708670313

T-740 P.003/003 F-731

RECEIVED

MAR 06 2007

Page 2

Robert J. Ulrich
February 28, 2007

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WATER RESOURCES
STATE ENGINEER

wrong permit no.
225662

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If you have any questions please call me at this office

Sincerely,



Ioana Comaniciu
Water Resource Engineer



Shannon Shields <sshields@co.morgan.co.us>

Fwd: Urich/Fort Morgan/I-76

1 message

Pam Cherry <pcherry@co.morgan.co.us>
To: Shannon Shields <sshields@co.morgan.co.us>

Thu, Mar 26, 2020 at 1:12 PM

Pam Cherry, MPA, CFM
Morgan County Planning Administrator
Floodplain Administrator
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526
pcherry@co.morgan.co.us

----- Forwarded message -----

From: **Hice-Idler - CDOT, Gloria** <gloria.hice-idler@state.co.us>
Date: Mon, Mar 23, 2020 at 9:28 AM
Subject: Urich/Fort Morgan/I-76
To: Pam Cherry <pcherry@co.morgan.co.us>
Cc: Jody Meyer <jmeyer@co.morgan.co.us>, Allyson Mattson - CDOT <allyson.mattson@state.co.us>, Timothy Bilobran - CDOT <timothy.bilobran@state.co.us>

CDOT has no comment on the above referral.

Gloria Hice-Idler
Rocksol Consulting

(970) 381-8629

 cid:image001.png@01D05B52.DA3F45D0

10601 W. 10th Street, Greeley, CO 80634
gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org



COLORADO
Department of Transportation
Boulder

image001.png
17K

Referrals, Notice, & Landowner Letters

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF
MORGAN COUNTY COMMISSIONERS**

Notice is hereby given that on Tuesday, April 7, 2020 at 9:30 a.m., or as soon as possible thereafter, in the Hearing Room of the Board of Morgan County Commissioners located at 231 Ensign Street, Fort Morgan, Colorado, or at such time and place as this meeting may be adjourned, a public hearing will be held on the following application on file with the County Planning Administrator, 231 Ensign Street, Fort Morgan, Colorado 80701, (970) 542-3526 by Mary Ann Goedert as Applicant and Robert J. Urich as landowners for a Subdivision Replat of a Minor Subdivision Permit application pursuant to current Morgan County Subdivision Regulations. Said property is zoned "A" Agriculture Production District.

Legal Description: Lot 1 of Sagel Minor Subdivision-Correction Plat, being a part of the SW1/4 of Section 3, Township 3 North, Range 59 West of the 6th P.M. according to the recorded correction plat thereof. Morgan County, Colorado aka 9111 North Frontage Road, Fort Morgan, CO 80701.

Reason: Subdivision Replat of Lot 1, Sagel Minor to decrease the size of Lot 1 from 9 acres to 6.10 acres with improvements

Date of Application: February 7, 2020

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign Street, Fort Morgan, Colorado, and may be examined during regular office hours.

At time of review, opportunity will be given for presentation of evidence in support of or in opposition to the amendments.

Pam Cherry
Morgan County Planning and Floodplain Administrator

Published: March 18, 2020

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF
MORGAN COUNTY COMMISSIONERS**

Notice is hereby given that on Tuesday, April 7, 2020 at 9:30 a.m., or as soon as possible thereafter, in the Hearing Room of the Board of Morgan County Commissioners located at 231 Ensign Street, Fort Morgan, Colorado, or at such time and place as this meeting may be adjourned, a public hearing will be held on the following application on file with the County Planning Administrator, 231 Ensign Street, Fort Morgan, Colorado 80701, (970) 542-3526 by Mary Ann Goedert as Applicant and Robert J. Urich as landowners for a Subdivision Replat of a Minor Subdivision Permit application pursuant to current Morgan County Subdivision Regulations. Said property is zoned "A" Agriculture Production District.

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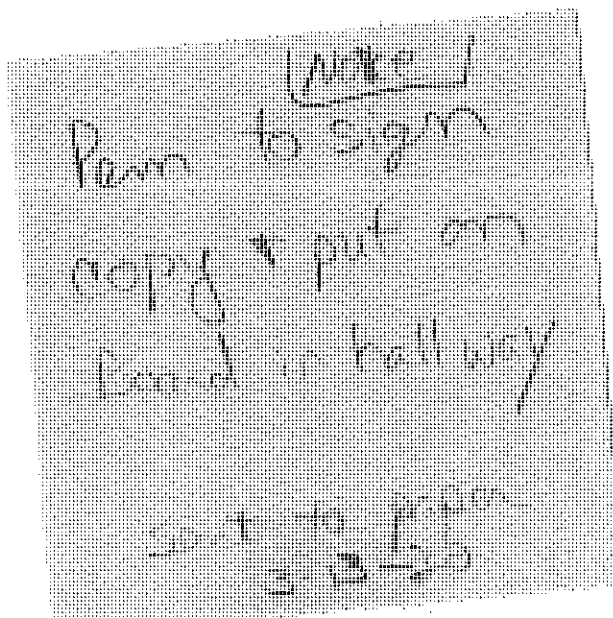
Date of Application: February 7, 2020

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At time of review, opportunity will be given for presentation of evidence in support of or in opposition to the amendments.

Pam Cherry
Morgan County Planning and Floodplain Administrator

Published: March 18, 2020





Jody Meyer <jmeyer@co.morgan.co.us>

BCC Notice of Hearing - Urich

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Fri, Mar 13, 2020 at 12:34 PM

To: Fort Morgan Times <ecpclegals@dailycamera.com>

Hello:

Attached you will find a Notice of Hearing before the Board of Commissioners with a publish date of March 18

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

14 days prior
to april 7th

OK



NOTICE for BCC- Urich Replat of Minor 3-6-20 SW 3-3-59.docx

18K



Jody Meyer <jmeyer@co.morgan.co.us>

Re: BCC Notice of Hearing - Urich

1 message

Classifieds Main <classifieds@prairiemountainmedia.com>

Fri, Mar 13, 2020 at 12:47 PM

To: Jody Meyer <jmeyer@co.morgan.co.us>

Hello, this is scheduled for Mar 18 in the FM T, ad#1693433, cost \$36.80

JD

On Fri, Mar 13, 2020 at 12:34 PM Jody Meyer <jmeyer@co.morgan.co.us> wrote:

Hello:

Attached you will find a Notice of Hearing before the Board of Commissioners with a publish date of March 18

Jody Meyer

Morgan County Planning Assistant

231 Ensign Street, Box 596

Fort Morgan, CO 80701

970-542-3526 office

970-542-3509 fax

jmeyer@co.morgan.co.us

--
Prairie Mountain Publishing-
Boulder Daily Camera..Broomfield Enterprise
Longmont Times-Call..Colorado Hometown Weekly
Loveland Reporter-Herald...Colorado Daily
phone 303.466.3636 or 970-635-3650..Fax 303.442.1508
2500 55th Street | Boulder, CO 80301
classifieds@frontrangeclassifieds.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 28, 2020

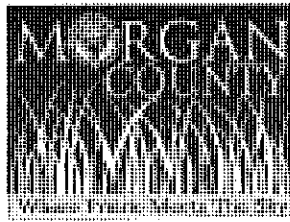
Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Pam Cherry

Re: Urich Replat

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Urich Replat** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

CDOT
Century Link
Wiggins Telephone
Fort Morgan Rural Fire Department
Division of Wildlife
Farm Service Agency
Kinder Morgan, Inc. (CIG)
Morgan County Assessor
Morgan County Communication Center

Morgan County Quality Water
Morgan County Road & Bridge
Morgan County Rural Electric Assn
Morgan Soil Conservation District
Morgan County Sheriff
Xcel Energy
Colorado State Engineer (Brucker)
Bijou Irrigation

FROM: Pam Cherry, Morgan County Planning Administrator
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / pcherry@co.morgan.co.us

13

DATE: March 6, 2020

RE: Land Use Application – Subdivision Replat Application (survey attached)

The following application is for a Subdivision Replat. This application will be presented to the Morgan County Commissioners at a public hearing on **Tuesday, April 7, 2020, at 9:30 a.m.** in the Assembly Room of 231 Ensign Street, Fort Morgan, CO 80701 (Basement level). You are welcome to attend and comment at this public meeting.

Applicant: Mary Ann Goedert

Landowner: Robert J. Urich

Legal Description: Lot 1 of Sagel Minor Subdivision-Correction Plat, being a part of the SW1/4 of Section 3, Township 3 North, Range 59 West of the 6th P.M. according to the recorded correction plat thereof. Morgan County, Colorado aka 9111 North Frontage Road, Fort Morgan, CO 80701.

Reason: Subdivision Replat of Lot 1, Sagel Minor to decrease the size of Lot 1 from 9 acres to 6.10 acres with improvements.

Please offer any comments or concerns you may have about these applications within 14 days of the date of this letter. You also may review the file at our office located at 231 Ensign Street, Fort Morgan, Colorado 80701. Do not hesitate to contact me at any time if you have questions. Thank you.



Jody Meyer <jmeyer@co.morgan.co.us>

Urich Replat Referrals

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Fri, Mar 13, 2020 at 1:09 PM

To: jeff.rasmussen@co.usda.gov, CDOT Timothy Bilobran <timothy.bilobran@state.co.us>, Century Link Brian Vance <brian.vance@centurylink.com>, DOW - Devon Lane <devon.lane@state.co.us>, DOW - Todd Cozad <todd.cozad@state.co.us>, Kinder Morgan - Jeff Voltattorni <Jeff.Voltattorni@elpaso.com>, Northern Colorado Water Conservancy District <jstruble@northernwater.org>, Quality Water - Kay Zarbock <kzarbock@mcqwd.org>, Quality Water - Kent Pflager <kpflager@mcqwd.org>, REA - Kevin Martens <kmartens@mcrea.org>, Soil Conservation - Madeline Hagan Hagan <morganconservationdistrict@gmail.com>, Xcel - Donna George <Donna.L.George@xcelenergy.com>, David Martin <dmartin@co.morgan.co.us>, Tim Amen <tmamen@co.morgan.co.us>, Danette Martin <djmartin@co.morgan.co.us>, Pam Allen <pallen@co.morgan.co.us>, Cathy Cole-Geist <ccole-geist@co.morgan.co.us>, Bruce Bass <bbass@co.morgan.co.us>, Conner Gerken <connerg@nchd.org>, Mel Bustos <melb@nchd.org>, Fire Marshal <fire.marshall@cityoffortmorgan.com>, trae.boehm@cityoffortmorgan.com, Colorado State Engineer - Sarah Brucker <sarah.brucker@state.co.us>, Denice Wagner - Bijou Irrigation <office@bijouirrigation.com>, Wiggins Tele - Terry <terry@wigginstel.com>, Wiggins Tele - Casey Quint <caseyquint@wigginstel.com>

Hello:

Aattached you will find a referral memo for a Replat of Minor subdivision for Robert Urich, a hearing will be held before the County Commissioners on april 7th at 9:30. If you have any questions please let me know. Attached is a survey.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

Referral Memo - Urich - Replat of Minor.docx
101K



Urich Replat of Minor survey 3-13-20.pdf
113K

Tax Calculations

Summary

urich Rept	
Total	2020 Estimated 1,383.24

Tax Detail

001 - COUNTY GENERAL FUND - Total Levy: 19.453000		
<u>COUNTY GENERAL FUND</u>	367.65	
002 - ROAD AND BRIDGE FUND - Total Levy: 7.500000		
<u>ROAD AND BRIDGE FUND</u>	141.75	
003 - SOCIAL SERVICES FUND - Total Levy: 2.000000		
<u>SOCIAL SERVICES FUND</u>	37.80	
013 - FORT MORGAN RURAL FIRE DISTRICT - Total Levy: 2.994000		
<u>FORT MORGAN RURAL FIRE DISTRICT</u>	56.59	
018 - MORGAN SOIL CONSERVATION DISTRICT - Total Levy: 0.000000		
<u>MORGAN SOIL CONSERVATION DISTRICT</u>	0.00	
031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000		
<u>NORTHERN COLORADO WATER CONS DIST</u>	18.90	
039 - RE 3 FORT MORGAN GENERAL FUND - Total Levy: 27.016000		
<u>RE 3 FORT MORGAN GENERAL FUND</u>	510.60	
040 - RE 3 FORT MORGAN MILL LEVY OVERRIDE - Total Levy: 1.952000		
<u>RE 3 FORT MORGAN MILL LEVY OVERRIDE</u>	36.89	
041 - RE 3 FORT MORGAN BOND REDEMPTION - Total Levy: 11.273000		
<u>RE 3 FORT MORGAN BOND REDEMPTION</u>	213.06	
Total	1,383.24	1,383.24

Morgan County Treasurer

Statement of Taxes Due

Account Number R018365

Parcel 122503003001

Assessed To

URICH, ROBERT J
9111 N FRONTAGE RD
FORT MORGAN, CO 80701

Legal Description

Situs Address

Subd: SAGEL MINOR SUB, FM (03-3-59) Lot: 01 S: 03 T: 3 R: 59 PARC SW1/4

09111 N FRONTAGE RD

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2019	\$1,392.76	(\$9.52)	\$0.00	\$0.00	(\$691.62)	\$691.62
Total Tax Charge						\$691.62
First Half Due as of 03/06/2020						\$0.00
Second Half Due as of 03/06/2020						\$691.62

Tax Billed at 2019 Rates for Tax Area 226 - RE 3

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4530000	\$367.65	SINGLE FAMILY - LAND	\$52,350	\$3,740
ROAD AND BRIDGE FUND	7.5000000	\$141.75			
SOCIAL SERVICES FUND	2.0000000	\$37.80	SINGLE FAMILY - IMPS	\$212,010	\$15,160
FT MORGAN RURAL FIRE DST	2.9940000*	\$56.59			
NORTHERN COLO WATER CD	1.0000000	\$18.90	Total	\$264,360	\$18,900
RE 3 FORT MORGAN GENERAL FU	27.0160000	\$510.60			
RE 3 FORT MORGAN MILL LEVY	1.9520000	\$36.89			
RE 3 FORT MORGAN BOND REDEM	11.2730000	\$213.06			
Taxes Billed 2019	73.1880000	\$1,383.24			
* 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

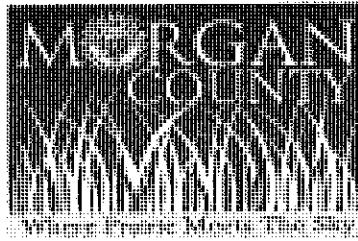
231 Ensign St, PO Box 593, Fort Morgan, CO 80701

Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us

Website: www.colorado.gov/morgancounty

1/2 pd - Current

emailed 3-12-20



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

emailed Bob & Goedert
March 12, 2020

Robert J. Urich
9111 North Frontage Road
Fort Morgan, CO 80701
Via email rurich57@gmail.com

Mary Ann Goedert & Jim Goedert
15682 Co Rd 10
Fort Morgan, CO 80701

Dear Applicant/Landowner:

Your Application for a Replat of a Minor Subdivision has been received by our office and placed on the agenda for the Morgan County Commissioners.

Your application will be reviewed by the Morgan County Commissioners on **Tuesday, April 7th, 2020 at 9:30 a.m.** in the Assembly Room of the Morgan County Administration Building, Floor B (Basement), 231 Ensign Street, Fort Morgan, Colorado. *(Please use the elevator entrance at the Southwest corner of the building.)*

It is necessary that you or your representative be present at this hearing to answer any questions the Morgan County Commissioners may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Pam Cherry
Planning and Floodplain Administrator



Jody Meyer <jmeyer@co.morgan.co.us>

Re: Hearing for Replat

1 message

Bob Ulrich <rurich57@gmail.com>

Thu, Mar 12, 2020 at 12:15 PM

To: Jody Meyer <jmeyer@co.morgan.co.us>

Jody,
where exactly do they hold the hearing?
thanks

On Fri, Mar 6, 2020 at 2:41 PM Jody Meyer <jmeyer@co.morgan.co.us> wrote:

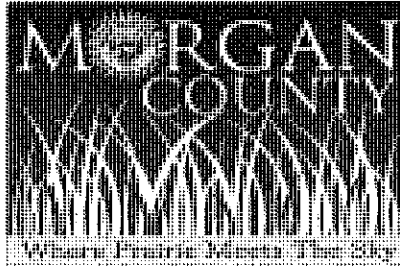
Good Afternoon:

I have set a hearing for this Replat Application with the County Commissioners for Tuesday, April 7, 2020 at 9:30 am. Someone will need to be present to answer any questions the Commissioners may have / represent the file.

They will give you a chance to present the file if you have anything else to add to Pam Cherry's file summary.

Please let me know about the hearing date. Thanks.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

13
March 6, 2020

Re: Urich Minor Subdivision

Dear Neighboring Landowners:

Robert J. Urich as landowner and Mary Ann Goedert as applicant have submitted an application to our office for a Replat of a Minor Subdivision to decrease the size of Lot 1 from 9 acres to 6.10 acres with improvements. This is located in Lot 1, Sagel Minor Subdivision-Correction Plat, being a part of the SW1/4 of Section 3, Township 3 North, Range 59 West of the 6th P.M. according to the recorded correction plat thereof, Morgan County, Colorado aka 9111 North Frontage Road, Fort Morgan, CO 80701. Survey map enclosed.

This application will be heard by the Board of Morgan County Commissioners at a **public hearing on Tuesday, April 7, 2020 at 9:30 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within the subdivision are notified of the application and hearing date.

If you have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526, or you may review the application in the Planning office located in the County Administration Building, 231 Ensign St., Fort Morgan, Colorado.

Sincerely,

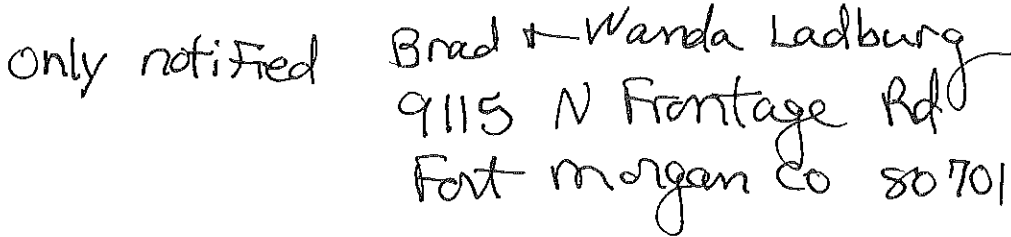
Pam Cherry, CFM
Planning Administrator

Enclosure

Only 1 1/4 is
Bred/Lackbury
'A' within subdiv

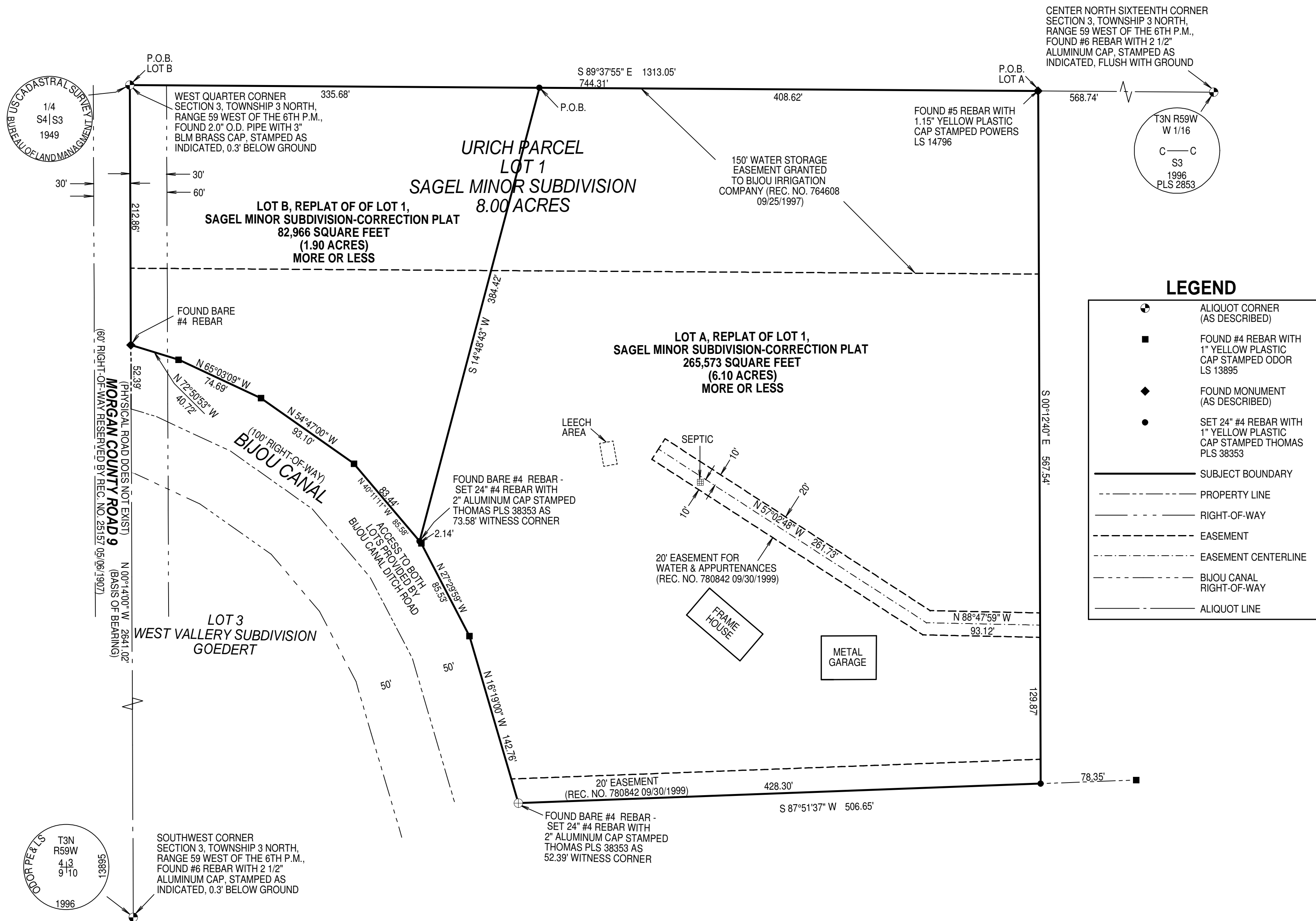
Urich
get BCC
April 7th
9:30
Hq. time

3-6-2



REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO



LEGAL DESCRIPTION - LOT A, REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT:

LOT A, REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO BEAR NORTH 00°14'00" WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°12'40" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 567.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°51'37" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 428.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE BUJU CANAL;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF THE BUJU CANAL THE FOLLOWING THREE COURSES:

NORTH 16°19'00" WEST A DISTANCE OF 142.76 FEET;
NORTH 27°29'59" WEST A DISTANCE OF 85.53 FEET;
NORTH 40°11'11" WEST A DISTANCE OF 2.14 FEET;

THENCE NORTH 14°48'43" EAST A DISTANCE OF 384.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 89°37'55" EAST ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 408.62 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 265,573 SQUARE FEET (6.10 ACRES), MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION - LOT B, REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT:

LOT B, REPLAT OF LOT 1, SAGEL MINOR SUBDIVISION-CORRECTION PLAT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO BEAR NORTH 00°14'00" WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°37'55" EAST ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 335.68 FEET;

THENCE SOUTH 14°48'43" WEST A DISTANCE OF 384.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE BUJU CANAL;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF THE BUJU CANAL THE FOLLOWING FOUR COURSES:

NORTH 40°11'11" WEST A DISTANCE OF 83.44 FEET;
NORTH 54°47'00" WEST A DISTANCE OF 93.10 FEET;
NORTH 65°03'09" WEST A DISTANCE OF 74.69 FEET;
NORTH 72°50'53" WEST A DISTANCE OF 40.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 00°14'00" WEST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 212.86 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 82,966 SQUARE FEET (1.90 ACRES), MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF EQUITY TITLE ASSOCIATES II, LLC COMMITMENT FILE NO. 00055473 SB, DATED JULY 12, 2019, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE TITLE. THOMAS LAND SURVEYING, LLC RELIED UPON 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 AN ACCURATE AND CURRENT TITLE SEARCH 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.

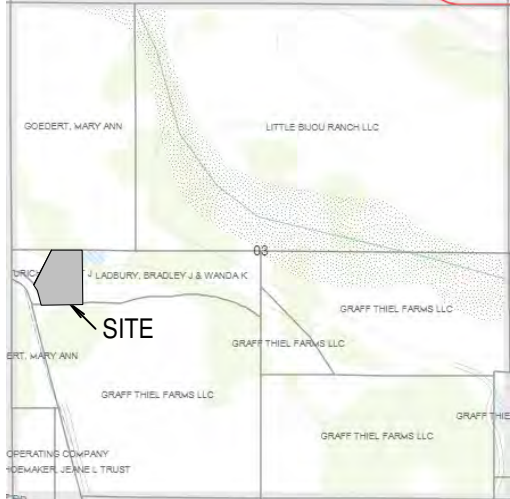
RIGHT-OF-WAY NOTE:

A RIGHT-OF-WAY AGREEMENT WAS GRANTED TO BEAR PAW ENERGY, INC., RECORDED JUNE 15, 1998 AT RECEPTION NO. 770230, MORGAN COUNTY RECORDS, BEING 50-FEET IN WIDTH, FOR THE PURPOSES OF LAYING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND REMOVING PIPELINES FOR THE TRANSPORT OF OIL, GAS OR ANY OTHER LIQUIDS OR SUBSTANCES. THE RECORDED INSTRUMENT DOES NOT CONTAIN A METES AND BOUNDS DESCRIPTION AS TO THE LOCATION OF THE RIGHT-OF-WAY BUT DOES CONTAIN AN EXHIBIT INDICATING THE GENERAL LOCATION. THERE IS NOT ENOUGH INFORMATION IN THE INSTRUMENT FOR THOMAS LAND SURVEYING, LLC TO BE ABLE TO PLOT. UNDERGROUND FACILITIES MAY EXIST.

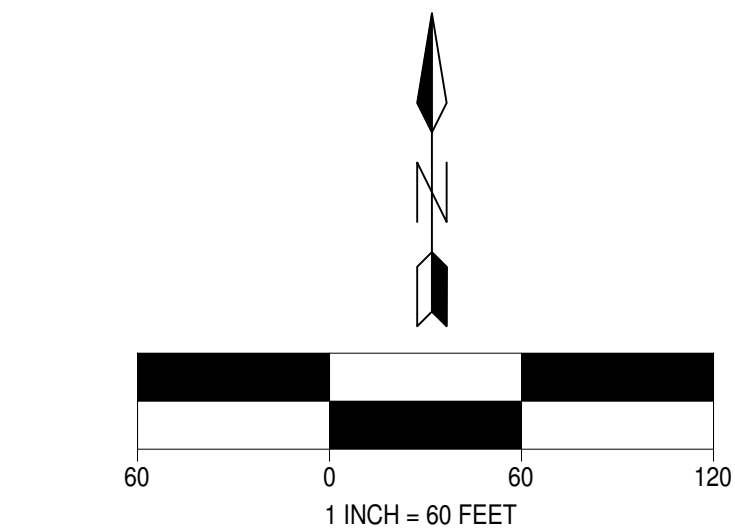
FLOODPLAIN CERTIFICATE

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. 08087C0425D EFFECTIVE DATE: APRIL 4, 2018

VICINITY MAP



VICINITY MAP NOT TO SCALE



BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°14'00" WEST, AND IS MONUMENTED AS INDICATED.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. URICH BEING THE OWNER OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF SAGEL MINOR SUBDIVISION-CORRECTION PLAT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH P.M., ACCORDING TO THE RECORDED CORRECTION PLAT THEREOF; COUNTY OF MORGAN, STATE OF COLORADO.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 8.00 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

EXECUTED THIS ____ DAY OF _____, 2020.

OWNER:

ROBERT J. URICH

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

THIS FORGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2020.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

STATE OF COLORADO

_____(SEAL)

COUNTY OF MORGAN

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COMMISSIONER'S CERTIFICATE

APPROVED THIS ____ DAY OF _____, 2020, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY COLORADO, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN.

ATTEST:

CLERK OF BOARD

CHAIRMAN

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DEPARTMENT - ADMINISTRATIVE REVIEW

THIS PLAT IS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT FOR FILING.

PLANNING AND ZONING ASSISTANT

STATE OF COLORADO) SS.

COUNTY OF MORGAN)

THIS FORGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT 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

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M., THIS ____ DAY OF _____,

2020, AND IS DULY RECORDED IN PLAT FILE _____, FEES _____ PAID

RECORDER

DEPUTY



COLORADO
Division of Water Resources
Department of Natural Resources

March 23, 2020

Pam Cherry
Morgan County Planning and Zoning Department
Transmission via email: pcherry@co.morgan.co.us

Re: Ulrich Replat
Pt. SW $\frac{1}{4}$, Section 3, T3N, R59W, 6th P.M.
Water Division 1, Water District 1

Dear Ms. Cherry:

We have reviewed the above referenced proposal for a Replat of a Minor Subdivision. The proposal will not create any additional lots; therefore the submitted material does not qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. As such, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The application seeks to amend the property boundaries of Lot 1 of the Sagel Minor Subdivision. Lot 1 will decrease in size from 8 acres to 6.1 acres. The 1.9 remaining acres will subsequently be added to the adjoining parcel to the north, Parcel 1225-030-00-003, by a deed process. Lot 1 currently contains a single-family residence and a barn. Parcel 1225-030-00-003 is currently vacant.

There was no water supply information included in the application materials. Based on information from the Morgan County Quality Water District, this property is not served by the district. This office received an application to construct a well on Lot 1 of the Sagel Minor Subdivision on February 20, 2007. Additional information requested by this office was never submitted, therefore a permit was not issued. Because it appears that the Sagel Minor Subdivision was created after June 1, 1972, our office would have been unable to issue an exempt permit for Lot 1. If a well was constructed on Lot 1 without a valid well permit, it would be considered an illegal well and cannot be used as a water supply until a valid well permit is first obtained, which would likely require inclusion in a decreed augmentation plan.

Records available in this office indicate that there is an existing well located on Lot 2 of the Sagel Minor Subdivision, permit no. 215662, which may be being shared as the water supply for Lot 1. Permit no. 215662 was issued on February 11, 1999 pursuant to section 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40 acres described as the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 3. The Sagel Minor Subdivision was subsequently recorded in September 1999. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, the existing exempt well must be



included in an augmentation plan, or must be plugged and abandoned since the provisions of section 37-92-602 which allowed for issuance of the well permit no longer applies. Due to the lack of a court-decreed augmentation plan, the well with permit no. 215662 is not considered a legal water supply for Lot 1 of the Sagel Minor Subdivision.

Should you or the applicant have any questions regarding this matter, please contact Javier Vargas-Johnson at this office.

Sincerely,



Sarah Brucker, P.E.
Water Resources Engineer

Cc: Referral file no. 27065
Well permit file no. 215662
Receipt no. 3613523

PUMP INSTALLATION AND TEST REPORT

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 '93

WATER RESOURCES
STATE ENGINEER
COLORADO

1. WELL PERMIT NUMBER 171068 # 215662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE RD.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-7160

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 11, Twp. 3 N, Range 59 W
DISTANCES FROM SEC. LINES:
100 ft. from NORTH Sec. line. and 600 ft. from WEST Sec. line.
(north or south) (east or west)
SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type RED JACKET Submersible Installation Completed 11-10-93
Pump Manufacturer RED JACKET Pump Model No. 15710CC
Design GPM 15 at RPM 3450, HP 1.5, Volts 230, Full Load Amps 12
Pump Intake Depth 110 Feet, Drop/Column Pipe Size 1 1/4 Inches, Kind P.U.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other _____
Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. OTHER EQUIPMENT:
Airline Installed ☐ Yes ☒ No, Orifice Depth ft. _____, Monitor Tube Installed ☐ Yes ☒ No, Depth ft. _____
Flow Meter Mfg. _____ Meter Serial No. _____
Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. TEST DATA: ☒ Check box if Test data is submitted on Supplemental Form.
Total Well Depth _____ Date _____
Static Level _____ Time _____
Date Measured _____ Rate (GPM) _____
Pumping Lvl. _____

7. DISINFECTION: Type HTH Amt. Used 6.02

8. Water Quality analysis available. ☐ Yes ☒ No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING CO. Phone (303) 867-7160 Lic. No. 1207
Mailing Address 14473 M.C.R. 2 FORT MORGAN, CO 80701

Name/Title (Please type or print) <u>Caroline F. DREILING dba Dreiling Drilling Co.</u>	Signature <u>C.F. Dreiling</u>	Date <u>11-12-93</u>
--	-----------------------------------	-------------------------

INSTRUCTIONS FOR PUMP INSTALLATION REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer.

The original and one copy of this form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. Another copy of the form must be provided to the well owner.

If this form is submitted in conjunction with the Well Completion and Test Report, form number GWS-31, ONLY THE PERMIT NUMBER AND OWNER NAME NEED TO BE COMPLETED in items 1 and 2.

1. Complete the Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Indicate the type of pump installed and complete the requested information. When installing pumps greater than 50 gpm, complete the additional information in this area.
5. Provide the information on other equipment which may be installed in the well.
6. Report test data as required by Rule 13.9. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
7. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
8. Indicate if a water quality analysis was performed and submit a copy of the report if available.
9. Use the remarks area to note any additional information including additional equipment installed, water supply construction problems.
10. Fill in Company Name and Address of Contractor who constructed the well. The report must be signed by the licensed contractor responsible for the installation of pumping equipment.

FORM NO.
GWS-31
11/90

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 98

WATER RESOURCES
STATE ENGINEER
COLORADO

1. WELL PERMIT NUMBER 171068 # 215662
2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE RD.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-9172
3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 10 Twp. 3 N, Range 59 W
DISTANCES FROM SEC. LINES:
100 ft. from North Sec. line, and 600 ft. from West Sec. line. OR
(north or south) (east or west)
SUBDIVISION: LOT BLOCK FILING(UNIT)
STREET ADDRESS AT WELL LOCATION:
4. GROUND SURFACE ELEVATION ft. DRILLING METHOD Mud Rotary
DATE COMPLETED 11-3-93 TOTAL DEPTH 125 ft. DEPTH COMPLETED 125 ft.

5. GEOLOGIC LOG:

Depth Description of Material (Type, Size, Color, Water Location)

0-5 Top Soil
5-55 FINE SAND
55-80 Blue & Brown Clay
80-90 Med SAND CLAY STRS
90-100 CLAY
100-120 Med SAND/GRAVEL/CLAY STRS
120-125 CLAY

REMARKS:

6. HOLE DIAM. (in.) From (ft) To (ft)

7" 0 125

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
<u>5 5/8</u>	<u>STEEL</u>	<u>.188</u>	<u>+1</u>	<u>20</u>
<u>5</u>	<u>P.V.C.</u>	<u>.280</u>	<u>5</u>	<u>100</u>

PERF. CASING: Screen Slot Size:

5 PVC .280 100 125

8. FILTER PACK:

Material GRAVEL
Size 4 x 3/16
Interval -20 to 125

9. PACKER PLACEMENT:

Type N/A
Depth

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Cement</u>	<u>15 GAL</u>	<u>15 lb</u>	<u>0-20</u>	<u>POURED</u>

11. DISINFECTION: Type HTH Amt. Used 10 02
12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Supplemental Form.
TESTING METHOD AIR
Static Level 70 ft. Date/Time measured 11-3-93 Production Rate 50 gpm.
Pumping level 80 ft. Date/Time measured 11-3-93 Test length (hrs.) 1 hr.
Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING Co Phone (303) 867 7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R Fort Morgan CO 80701

Name/Title (Please type or print)

Signature

Date

CAROLINE F. DREILING dba Dreiling Drilling Co. C.F. Dreiling

11-12-93

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1207

APPLICANT

WELL PERMIT NUMBER **215662**

DIV. 1 CNTY. 44 WD 1 DES. BASIN MD

Lot: Block: Filing: Subdiv:

LEONARD & CAROLE SAGEL
% DREILING DRILLING
14473 MCR R
FORT MORGAN CO 80701-

(800)894-7160

PERMIT TO USE AN EXISTING WELL

APPROVED WELL LOCATION
MORGAN COUNTY

NW 1/4 SW 1/4 Section 3
Twp 3 N RANGE 59 W 6th P.M.

DISTANCES FROM SECTION LINES


2400 Ft. from South Section Line
1300 Ft. from West Section Line

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) 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.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A), as an increase in use on permit no. 171068, as the **only well** on a tract of land of **40 acres** described as the **NW 1/4, SW 1/4, Sec. 3, Twp. 3 North, Rng. 59 West, 6th P.M., Morgan County.**
- 4) The use of ground water from this well is limited to ordinary household purposes inside up to 3 single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The issuance of this permit hereby cancels permit no. 171068.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit. 7/2/11/99

APPROVED
JSG

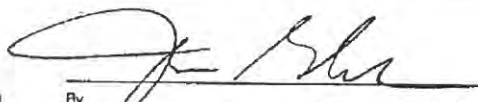

State Engineer

Receipt No. 0440624

DATE ISSUED

FEB 11 1999

By



EXPIRATION DATE FEB 11 2001

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

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JAN 25 1999

RESIDENTIAL * (Note: You may also use this form to apply for livestock watering)
Review instructions prior to completing form

Water Well Permit Application
Must be completed in black ink or typed

1. APPLICANT INFORMATION				6. USE OF WELL (check appropriate entry or entries)			
Name of applicant: LEONARD AND/OR CAROLE SAGEL C/O DREILING DRILLING CO., INC.				See instructions to determine use(s) for which you may qualify -- <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use) <input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>2</u> <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1</u> <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acre <input checked="" type="checkbox"/> Domestic animal watering - (non-commercial) <input checked="" type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)			
Mailing Address: 14473 M.C.R. R							
City: FORT MORGAN, CO		State: 80701		Zip code:			
Telephone Number (include area code): 1-800-894-7160							
2. TYPE OF APPLICATION (check applicable box(es))				7. WELL DATA			
<input type="checkbox"/> Construct new well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change (source) aquifer <input checked="" type="checkbox"/> Other: CHANGE STOCK WELL TO RESIDENTIAL				<input type="checkbox"/> Use existing well <input type="checkbox"/> Change / Increase Use <input type="checkbox"/> Reapplication (expired permit)			
3. REFER TO (if applicable) 0							
Water court case #		Permit # 171068		Maximum pumping rate 15 gpm		Annual amount to be withdrawn 1.5 acre-feet	
Verbal #		Monitoring hole acknowledgment # MH-		Total depth 125 feet		Aquifer ALLUVIUM	
Well name or #				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM			
4. LOCATION OF WELL				<input checked="" type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system District name: _____ <input type="checkbox"/> Vault Location sewage to be hauled to: _____ <input type="checkbox"/> Other (attach copy of engineering design)			
County MORGAN		Quarter/quarter NW ¼		Quarter SW ¼		9. PROPOSED WELL DRILLER (optional)	
Section 3		Township N or S 3 <input checked="" type="checkbox"/> <input type="checkbox"/>		Range E or W 59 <input type="checkbox"/> <input checked="" type="checkbox"/>		Name N/A	
Principal Meridian 6TH P.M.						License number 1207	
Distance of well from section lines 2400 ft. from <input type="checkbox"/> N <input checked="" type="checkbox"/> S 1300 ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W				10. SIGNATURE of applicant(s) or authorized agent			
Well location address, if different from applicant address (if applicable)				The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.			
For replacement wells only - distance and direction from old well to new well feet direction				Must be original signature <i>Leonard & Carole Sagel</i> BY CAROLINE F. DREILING			
5. TRACT ON WHICH WELL WILL BE LOCATED				Title SEC./TREAS. DREILING DRILLING CO., INC.			
A. You must check one of the following - see instructions <input type="checkbox"/> Subdivision: Name _____ Lot no. _____ Block no. _____ Filing/Unit _____ <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____ <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/no. _____ <input type="checkbox"/> Other (attach legal description to application)				Date 01-21-99			
B. STATE PARCEL ID# (optional):				OPTIONAL INFORMATION			
C. # acres in tract 40		D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see instructions)		USGS map name 25-E		DWR map no. 25-E	
E. Will this be the only well on this tract? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract- see instructions)				Surface elev.			
				Office Use Only <i>USE EXISTING WELL</i> <i>AL-NW1SW-171068</i> <i>Topo - No other well</i> <i>per Loc. Amendment Form (NW1SW)</i> <i>Issuance converts...</i> DIV <u>1</u> CO <u>44</u> WD <u>1</u> BA <u>00.00</u> MD <u>00.00</u>			
				CHECKS TRH440624 012599 DIV OF WATER RESOURCES USE			

Best Copy Available

Form GWS-44 (11/95)

DREILING DRILLING COMPANY, INC.

AUTHORIZATION TO APPLY FOR PERMIT

DATE: 01/21/99

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JAN 25 1999

I, LEONARD +/or Carole Sagel
(STATE FULL NAME)

WATER RESOURCES
STATE ENGINEER
COLO.

REPRESENTING: Self

(NAME ON PERMIT APPLICATION)

GIVE DREILING DRILLING COMPANY, INC AUTHORIZATION TO APPLY FOR A PERMIT, AS DESCRIBED

APPLICANT NAME: LEONARD +/or Carole Sagel AREA CODE & TELEPHONE # 970-867

STREET ADDRESS: 9803 N. Frontage Rd.

TOWN, STATE, ZIP: FORT MORGAN, CO 80701

COUNTY: MORGAN
(WHERE WELL IS LOCATED)

LEGAL DESCRIPTION OF PROPOSED WELL SITE:

NW 1/4 OF THE SW 1/4, IN SECTION 3, TOWNSHIP 3N RANGE 54W OF THE 6TH P.M.
DISTANCES FROM THE CLOSEST SECTION LINES:

2400 FROM THE South SECTION LINE
(NUMBER OF FEET) (NORTH OR SOUTH)

1300 FROM THE West SECTION LINE
(NUMBER OF FEET) (EAST OR WEST)

TOTAL ACRES IN TRACT THAT PROPOSED WELL WILL BE LOCATED: 40

WELL REPLACEMENT INFORMATION: N/A EXISTING WELL PERMIT: 171068

DESCRIPTION OF WELL USE: COMMERCIAL, IRRIGATION, DOMESTIC, LIVESTOCK HOUSEHOLD USE ONLY Change
NUMBER OF ACRES IRRIGATED: 1.5 NUMBER OF ACRE FEET: 1 (LIVESTOCK TO)

LOCATION OF IRRIGATED LAND: NW 1/4 SW 1/4 Sec. 3 Twp 3N Rng 54W 6th P.M.

NEW WELL WILL BE WHAT DIRECTION AND HOW MANY FEET FROM THE OLD WELL? N/A

PLEASE LIST ANY OTHER WATER RIGHTS THAT PERTAIN TO THIS WELL AND/OR IF THERE ARE OTHER WELLS
- LOCATED ON THE SAME TRACT? N/A

PLEASE READ THIS DOCUMENT CAREFULLY. THIS DOCUMENT REPRESENTS YOUR PERMISSION FOR A REPRESENTATIVE OF DREILING DRILLING COMPANY, INC. TO APPLY FOR A WATER WELL PERMIT TO DRILL A WELL. BY SIGNING THIS DOCUMENT YOU HAVE ENTRUSTED DREILING DRILLING COMPANY, INC. TO APPLY FOR THE TYPE OF WATER WELL PERMIT THAT HAS BEEN DISCUSSED. IN THE EVENT THAT ANOTHER DOCUMENT IS REQUIRED TO SUPPORT YOUR APPLICATION AND OR A CHANGE IS REQUIRED ON YOUR APPLICATION YOU ALSO DIRECT AND ENDORSE DREILING DRILLING COMPANY, INC. TO PROVIDE THIS INFORMATION AND MAKE ALL CHANGES THAT ARE NECESSARY.

IT IS IMPERATIVE THAT THE INFORMATION YOU SUPPLY ON THIS DOCUMENT TO BE TRUE, ACCURATE AND COMPLETE. THE APPLICANT AND OR REPRESENTATIVE AGREES TO INDEMNIFY AND HOLD HARMLESS A. GREGORY DREILING, D.B.A. DREILING DRILLING COMPANY, INC. AND ITS OFFICERS AND ITS EMPLOYEES, FROM AND AGAINST ALL LIABILITY, CLAIMS, DEMANDS, AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEY FEES. THIS FORM DOES NOT GUARANTEE A PERMIT CAN BE OBTAINED, NOR DOES THIS IMPLY THAT YOU ARE GUARANTEED TO FIND WATER.

Caroline F. Dreiling 1-21-99, Leonard Sagel 1-21-99
CAROLINE F. DREILING (APPLICANT'S SIGNATURE) (DATE)
D.B.A.
DREILING DRILLING COMPANY, INC.

Best Copy Available

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
 1313 SHERMAN ST., RM 818, DENVER, CO 80203
 phone - info: (303) 866-3587 main: (303) 866-3581
 fax: (303) 866-3589 http://www.water.state.co.us

RESIDENTIAL Note: Also use this form to apply for livestock watering

Water Well Permit Application

Review instructions on reverse side prior to completing form.
 The form must be completed in black or blue ink or typed.

1. Applicant Information

Name of applicant

Robert J. Urich

Mailing address

9111 N. Frontage Rd

City

Fort Morgan

State

CO

Zip code

80701

Telephone #

()

E-mail (optional)

2. Type Of Application (check applicable boxes)

☒ Construct new well

☐ Use existing well

☐ Replace existing well

☐ Change or increase use

☐ Change source (aquifer)

☐ Reapplication (expired permit)

☐ Other:

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well

County

Morgan

Section

3

Township

N or S

☒ N ☐ S

Range

59

E or W

☒ E ☐ W

Principal Meridian

6

Distance of well from section lines (section lines are typically not property lines)

2176

Ft. from

☐ N ☒ S

568

Ft. from

☐ E ☒ W

For replacement wells only - distance and direction from old well to new well

feet

direction

Well location address (Include City, State, Zip)

☒ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

☐ Zone 12 or ☒ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☒ YES

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. You must check and complete one of the following:

☒ Subdivision: Name Sagel Min

Lot 1

Block

Filing/Unit

☐ County exemption (attach copy of county approval & survey):

Name/#

Lot #

☐ Parcel less than 35 acres, not in a subdivision, attach a deed with metes and bounds description recorded prior to June 1, 1972, and a current deed

☐ Mining claim (attach a copy of the deed or survey): Name/#

☐ Square 40 acre parcel as described in Item 4

☐ Parcel of 35 or more acres (attach a metes and bounds description or survey)

☐ Other (attach metes & bounds description or survey and supporting documents)

B. # of acres in parcel

?

C. Are you the owner of this parcel?

☒ YES

☐ NO (if no - see instructions)

D. Will this be the only well on this parcel?

☐ YES

☐ NO (if no - list other wells)

E. State Parcel ID# (optional)

Office Use Only

Form GWS-44 (06/2006)

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 STATE ENGINEER
 COLO.

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

☒ A. Ordinary household use in one single-family dwelling (no outside use)

☐ B. Ordinary household use in 1 to 3 single-family dwellings:

Number of dwellings: _____

☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre

☐ Domestic animal watering - (non-commercial)

☐ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate

7

gpm

Annual amount to be withdrawn

1

acre-feet

Total depth

200

feet

Aquifer

Alluvium

8. Water Supplier

Is this parcel within boundaries of a water service area? ☒ YES ☐ NO

If yes, provide name of supplier:

9. Type Of Sewage System

☒ Septic tank / absorption leach field

☐ Central system: District name:

☐ Vault: Location sewage to be hauled to:

☐ Other (attach copy of engineering design and report)

10. Proposed Well Driller License #(optional): 765

11. Signature Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign here (Must be original signature)

Robert J. Urich

Print name & title

Robert J. Urich

Date

2-1-07

Office Use Only

USGS map name

Weldoka

DWR map no.

25E

Surface elev.

NW, SW

3 T3N, R59W

568W,

2176S

Receipt area only

AV 2.28.2007

Trans Number: 3613523

2/20/2007 3:56:46 PM

Sandy Seaholm (13)

Total Trans Amt: \$100.00

CHECK

Check Number: 43140

Check Amount: \$100.00

WE

WR

CWCB

TOPO

MYLAR

SB5

located NW 1/4 of 3, T3N, R59W and ties up the entire quarter

DIV 1 WD 1 BA MD



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Morgan County, CO Home Page

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Document Deed of Trust - 806679

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Recording Date	Document Date	Number Pages
03/10/2003	03/05/2003	16
Recording Fee	Documentary Fee	Total Fee

Names

Borrower

URICH, ROBERT J

Public Trustee & Lender

PUBLIC TRUSTEE
KEYBANK NATIONAL
ASSOCIATION

SAGEL MINOR SUB, FM (03-3-59) Lot 1 SSW1/4 3 T3N
R59W 9111 NORTH FRONTAGE ROAD FORT

SAGEL MINOR SUB, FM (03-3-59) Lot 1 SSW1/4 3 T3N
R59W 9111 NORTH FRONTAGE ROAD FORT
MORGAN, CO

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FEB 20 2007

WATER RESOURCES
STATE ENGINEER
COLO.

Return Address

Name

KEYBANK NATIONAL ASSN
800 SUPERIOR AVE 7TH FLOOR
Cleveland, OH 44114
Attn: Collateral Doc Dept

Related

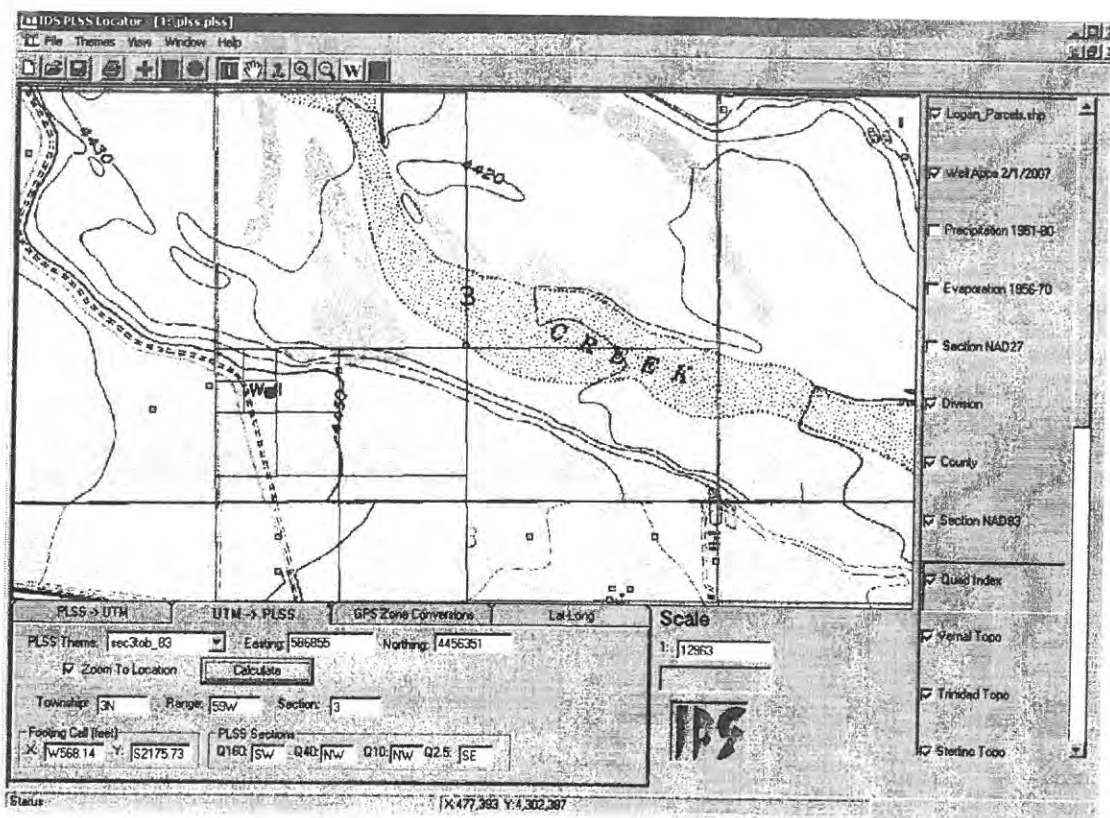
Remarks

Mail Back Date

Recording Fee

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Form No. 1

Form No. GWS-25

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3561

APPLICANT

LEONARD & CAROLE SAGEL
% DREILING DRILLING
14473 MCR R
FORT MORGAN CO 80701-
(800)894-7160

PERMIT TO USE AN EXISTING WELL

WELL PERMIT NUMBER 215662

DIV. 1 CNTY. 44 WD 1 DES. BASIN MD

Lot: Block: Filling: Subdiv:

APPROVED WELL LOCATION
MORGAN COUNTY

NW 1/4 Section 3
Twp 3 N RANGE 59 W 6th P.M.

DISTANCES FROM SECTION LINES
2400 Ft. from South Section Line
1300 Ft. from West Section Line

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) 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.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A), as an increase in use on permit no. 171068, as the only well on a tract of land of 40 acres described as the NW 1/4, SW 1/4, Sec. 3, Twp. 3 North, Rng. 59 West, 6th P.M., Morgan County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside up to 3 single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The issuance of this permit hereby cancels permit no. 171068.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

902/11/98

APPROVED
SG

Permit No. 0440624

State Engineer

DATE ISSUED FEB 11 1999

By
EXPIRATION

Form
No.
C/S-11
03/02

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, CO 80203 -
(303) 866-3581 Fax (303) 866-3589

For Office Use Only

CHANGE IN OWNERSHIP/ADDRESS
CORRECTION OF THE WELL LOCATION

Insert the Well Permit Number 215662

Name, address and phone of the person claiming ownership of the well:

NAME(S) Brad & Wanda Ladbury

Mailing Address 9115 N. Frontage Rd

City, St. Zip Ft. Morgan, Co. 80701

Phone (970) 542-0674

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DEC 27 2002

WATER RESOURCES
STATE ENGINEER
CSC

0440624

If your well has an absolute water right, decreed by the court and the well is not registered with the State Engineer, enter the Water Court Case Number / Civil Action Number and well number as decreed.

This form is filed by the named individual/entity claiming that they are the owner of the well permitted as referenced above. This filing is made pursuant to C.R.S. 37-90-143.

WELL LOCATION: County Morgan Owner's Well Designation Ft. Morgan Co. 80701
9115 N. Frontage Rd (Address) (City) (State) (Zip)

NW 1/4 of the SW 1/4, Sec. 3, Twp. 3 ☒ N. or ☐ S., Range 59 ☐ E. or ☒ W., 6th P.M.

Distance from Section Lines 2400 Ft. From ☐ N. or ☒ S., 1300 Ft. From ☐ E. or ☒ W. Line.

Subdivision Name _____ Lot _____, Block _____, Filing/Unit _____

The above listed owner(s) say(s) that he, she (they) own the well described herein. The existing record is being amended for the following reasons: ☒ Change in name of owner ☒ Change in mailing address

☐ Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted before May 17, 1965. Please see the reverse side for further information regarding correction of the well location.

I (we) claim and say that I (we) (are) the owner(s) of the well described above and that the commencement of extraction of ground water from this well, lawfully made under the well permit, occurred on the date indicated, and that the statements made herein are true to my (our) knowledge.

Please print the Signer's Name & Title

Brad J Ladbury Owner
Wanda K Ladbury Owner

Signature(s) of the new owner.

Brad J Ladbury
Wanda K Ladbury

Date

12/24/02

It is the responsibility of the new owner of this well to complete and sign the form. Signatures of agents are acceptable if an original letter of agency signed by the owner is attached to the form upon its receipt.

For Office Use Only

ACCEPTED AS A CHANGE IN OWNERSHIP
AND/OR MAILING ADDRESS.

Hal D. Simon

State Engineer

Leandra L. Lutz

By

4/22/03

Date

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

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JAN 25 1999

RESIDENTIAL (Note: You may also use this form to apply for livestock watering)
Review instructions prior to completing form

Water Well Permit Application
Must be completed in black ink or typed

1. APPLICANT INFORMATION Name of applicant: LEONARD AND/OR CAROLE SAGEL C/O DREILING DRILLING CO., INC. Mailing Address: 14473 M.C.R. R City: FORT MORGAN, CO State: 80701 Zip code: Telephone Number (include area code): 1-800-894-7160				6. USE OF WELL (check appropriate entry or entries) See instructions to determine use(s) for which you may qualify - <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use) <input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>2</u> <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1</u> sq. ft. <input type="checkbox"/> acre <input checked="" type="checkbox"/> Domestic animal watering - (non-commercial) <input type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)			
2. TYPE OF APPLICATION (check applicable box(es)) <input type="checkbox"/> Construct new well <input type="checkbox"/> Use existing well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change / Increase Use <input type="checkbox"/> Change (source) aquifer <input type="checkbox"/> Reapplication (expired permit) <input checked="" type="checkbox"/> Other: CHANGE STOCK WELL TO RESIDENTIAL				7. WELL DATA Maximum pumping rate: 15 gpm Annual amount to be withdrawn: 1.5 acre-feet Total depth: 125 feet Aquifer: ALLUVIUM			
3. REFER TO (if applicable) Water court case #: _____ Permit #: 171068 Verbal #: _____ Monitoring hole acknowledgment #: MH- Well name or #: _____				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM <input checked="" type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system District name: _____ <input type="checkbox"/> Vault Location sewage to be hauled to: _____ <input type="checkbox"/> Other (attach copy of engineering design)			
4. LOCATION OF WELL County: MORGAN Quarter/quarter: NW ¼ Quarter: SW ¼ Section: 3 Township N or S: 3 Range E or W: 59 Principal Meridian: 6TH P.M. Distance of well from section lines: 2400 ft. from <input type="checkbox"/> N <input checked="" type="checkbox"/> S 1300 ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W Well location address, if different from applicant address (if applicable): _____ For replacement wells only - distance and direction from old well to new well: _____ feet _____ direction				9. PROPOSED WELL DRILLER (optional) Name: N/A License number: 1207			
5. TRACT ON WHICH WELL WILL BE LOCATED A. You must check one of the following - see instructions <input type="checkbox"/> Subdivision: Name _____ Lot no. _____ Block no. _____ Filing/Unit _____ <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____ <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/no. _____ <input type="checkbox"/> Other (attach legal description to application) B. STATE PARCEL ID# (optional): _____ C. # acres in tract: 40 D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see instructions) E. Will this be the only well on this tract? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract - see instructions)				10. SIGNATURE of applicant(s) or authorized agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge. Must be signed signature: <i>Leonard & Carole Sagel</i> BY CAROLINE F. DREILING Title: SEC/TREAS. Date: 01-21-99 DREILING DRILLING CO., INC. OPTIONAL INFORMATION USGS map name: _____ DWR map no.: 25-E Surface elev.: _____ Office Use Only: USE EXISTING WELL HL-NW1SW-171068 DIV 1 F mod, increase use CO 44 Typo - No other well (NW1SW) WD 1 per Loc. Amendment Form issuance controls CHECKS TRW440624 012599 BA 60.00 DIV OF WATER RESOURCES USE MD			

Best Copy Available

Form GWS-44 (11/95)

FORM NO.
GWS-31
11/90

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 93

WATER RESOURCES
STATE ENGINEER
COLD.

1. WELL PERMIT NUMBER 171068 #245662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE RD.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-9172

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 10 Twp. 3 N, Range 54 W

DISTANCES FROM SEC. LINES:

100 ft. from North Sec. line. and 600 ft. from West Sec. line. OR
(north or south) (east or west)

SUBDIVISION: LOT BLOCK FILING(UNIT)

STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION ft. DRILLING METHOD MUD ROTARY

DATE COMPLETED 11-3-93 TOTAL DEPTH 125 ft. DEPTH COMPLETED 125 ft.

5. GEOLOGIC LOG:

Depth Description of Material (Type, Size, Color, Water Location)

0-5 TOP SOIL
5-55 FINE SAND
55-80 Blue & BROWN CLAY
80-90 Med SAND CLAY STKS
90-100 CLAY
100-120 Med SAND/GRAVEL/CLAY STKS
120-125 CLAY

6. HOLE DIAM. (in.) From (ft) To (ft)
7" 0 125

7. PLAIN CASING

OD (in)	Kind	Wall Size	From (ft)	To (ft)
<u>5</u>	<u>STEEL</u>	<u>.188</u>	<u>+1</u>	<u>20</u>
<u>5</u>	<u>P.V.C.</u>	<u>.280</u>	<u>5</u>	<u>100</u>

PERF. CASING: Screen Slot Size:

5 PVC .280 100 125

8. FILTER PACK:

Material GRAVEL
Size 4 x 3/16
Interval -20 to 125

9. PACKER PLACEMENT:

Type N/A
Depth

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Cement</u>	<u>15 GAL</u>	<u>15 lb</u>	<u>0-20</u>	<u>POURED</u>

REMARKS:

11. DISINFECTION: Type HTH Amt. Used 10 02

12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Supplemental Form.

TESTING METHOD AIR

Static Level 70 ft. Date/Time measured 11-3-93 Production Rate 50 gpm.

Pumping level 80 ft. Date/Time measured 11-3-93 Test length (hrs.) 1 Hr.

Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DRILLING DRILLING CO Phone (303) 867 7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R FORT MORGAN CO 80701

Name/Title (Please type or print)

Signature

Date

CAROLINE F. DRILLING dba Drilling Drilling Co. C.F. Drilling

11-12-93

FORM NO.
GWS-32
11/90

PUMP INSTALLATION AND TEST REPORT

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

NOV 12 '93

WATER RESOURCES
STATE ENGINEER
COLO.

1. WELL PERMIT NUMBER ~~711068~~ # 215662

2. OWNER NAME(S) LEONARD AND CAROLE SAGEL
Mailing Address 9803 N. FRONTAGE Rd.
City, St. Zip FORT MORGAN, CO 80701
Phone (303) 867-7160

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 10 Twp. 3 N, Range 59 W
DISTANCES FROM SEC. LINES:
100 ft. from NORTH Sec. line, and 600 ft. from WEST Sec. line.
(north or south) (east or west)

SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type RED JACKET Submersible Installation Completed 11-10-93
Pump Manufacturer RED JACKET Pump Model No. 15010CC
Design GPM 15 at RPM 3450, HP 1.5, Volts 230, Full Load Amps 12
Pump Intake Depth 110 Feet, Drop/Column Pipe Size 1 1/4 Inches, Kind P.U.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other _____

Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. OTHER EQUIPMENT:

Airline Installed ☐ Yes ☒ No, Orifice Depth ft. _____ Monitor Tube Installed ☐ Yes ☒ No, Depth ft. _____

Flow Meter Mfg. _____ Meter Serial No. _____

Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. TEST DATA: ☒ Check box if Test data is submitted on Supplemental Form.

Total Well Depth	_____	Date	_____
Static Level	_____	Time	_____
Date Measured	_____	Rate (GPM)	_____
		Pumping Lvl.	_____

7. DISINFECTION: Type HTH Amt. Used 6.02

8. Water Quality analysis available. ☐ Yes ☒ No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR DREILING DRILLING CO. Phone (303) 867-7160 Lic. No. 1207
Mailing Address 14473 M.C.R. R. Fort Morgan, CO 80701

Name/Title (Please type or print)

Signature

Date

Caroline F. Dreiling dba Dreiling Drilling Co. C.F. Dreiling 11-12-93

DREILING DRILLING COMPANY, INC.

DREILING DRILLING COMPANY, INC.

AUTHORIZATION TO APPLY FOR PERMIT

DATE: 01/21/99

RECEIVED

JAN 25 1999

I, LEONARD +/or CAROLE SAGEL
(STATE FULL NAME)REPRESENTING: Self

(NAME ON PERMIT APPLICATION)

GIVE DREILING DRILLING COMPANY, INC AUTHORIZATION TO APPLY FOR A PERMIT, AS DESCRIBED

WATER RESOURCES
STATE ENGINEER
COLO.APPLICANT NAME: LEONARD +/or CAROLE SAGEL AREA CODE & TELEPHONE # 970-867STREET ADDRESS: 9803 N. FRONTRAGE RD.TOWN, STATE, ZIP: FORT MORGAN, CO 80701COUNTY: MORGAN
(WHERE WELL IS LOCATED)

LEGAL DESCRIPTION OF PROPOSED WELL SITE:

NW 1/4 OF THE SW 1/4, IN SECTION 3, TOWNSHIP 3N RANGE 54W OF THE 6TH P.M.
DISTANCES FROM THE CLOSEST SECTION LINES:2400 FROM THE South SECTION LINE
(NUMBER OF FEET) (NORTH OR SOUTH)1300 FROM THE WEST SECTION LINE
(NUMBER OF FEET) (EAST OR WEST)TOTAL ACRES IN TRACT THAT PROPOSED WELL WILL BE LOCATED: 40WELL REPLACEMENT INFORMATION: N/A EXISTING WELL PERMIT: 171068DESCRIPTION OF WELL USE: COMMERCIAL, IRRIGATION, DOMESTIC, LIVESTOCK HOUSEHOLD USE ONLYNUMBER OF ACRES IRRIGATED: 1.5 NUMBER OF ACRE FEET: 1LOCATION OF IRRIGATED LAND: NW 1/4 SW 1/4 Sec. 3 Tap 3N Rng 54W 6th P.M.NEW WELL WILL BE WHAT DIRECTION AND HOW MANY FEET FROM THE OLD WELL? N/APLEASE LIST ANY OTHER WATER RIGHTS THAT PERTAIN TO THIS WELL AND/OR IF THERE ARE OTHER WELLS
- LOCATED ON THE SAME TRACT? N/A

PLEASE READ THIS DOCUMENT CAREFULLY. THIS DOCUMENT REPRESENTS YOUR PERMISSION FOR A REPRESENTATIVE OF DREILING DRILLING COMPANY, INC. TO APPLY FOR A WATER WELL PERMIT TO DRILL A WELL. BY SIGNING THIS DOCUMENT YOU HAVE ENTRUSTED DREILING DRILLING COMPANY, INC. TO APPLY FOR THE TYPE OF WATER WELL PERMIT THAT HAS BEEN DISCUSSED. IN THE EVENT THAT ANOTHER DOCUMENT IS REQUIRED TO SUPPORT YOUR APPLICATION AND OR A CHANGE IS REQUIRED ON YOUR APPLICATION YOU ALSO DIRECT AND ENDORSE DREILING DRILLING COMPANY, INC. TO PROVIDE THIS INFORMATION AND MAKE ALL CHANGES THAT ARE NECESSARY.

IT IS IMPERATIVE THAT THE INFORMATION YOU SUPPLY ON THIS DOCUMENT TO BE TRUE, ACCURATE AND COMPLETE. THE APPLICANT AND OR REPRESENTATIVE AGREES TO INDEMNIFY AND HOLD HARMLESS A. GREGORY DREILING, D.B.A. DREILING DRILLING COMPANY, INC. AND ITS OFFICERS AND ITS EMPLOYEES, FROM AND AGAINST ALL LIABILITY, CLAIMS, DEMANDS, AND EXPENSES, INCLUDING COURT COSTS AND ATTORNEY FEES. THIS FORM DOES NOT GUARANTEE A PERMIT CAN BE OBTAINED, NOR DOES THIS IMPLY THAT YOU ARE GUARANTEED TO FIND WATER.

Caroline F. Dreiling 1-21-99
CAROLINE F. DREILING
D.B.A.

DREILING DRILLING COMPANY, INC.

(APPLICANT'S SIGNATURE)

(DATE)

Best Copy Available

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>

February 28, 2007



Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

MR. ROBERT J. URICH
9111 N. FRONTAGE RD.
FORT MORGAN, CO 80701

Dear Mr. Urich:

The enclosed well permit application is being returned for additional information and/or documentation indicated below. This additional information is required before we can proceed with the evaluation of the application.

Please note that well permits are issued in accordance with CRS §37-92-602(3)(b), on the presumption that there is no material injury to other water rights. (The presumption of no injury applies only to small parcels created and recorded with the county prior to June 1, 1972, parcels created by a county exemption from the subdivision regulations, or parcels of 35 acres or more).

In order to properly evaluate the application, this office must have evidence indicating when the subdivision or this particular parcel of land was created. Therefore, please provide one of the following:

1. If the subdivision or parcel in question was in existence prior to **June 1, 1972**, please provide a copy of a deed, surveyor's plat map, tax receipt, or other document to verify this. The document must be dated before **June 1, 1972**, and must describe the parcel in question.
2. If the subdivision or parcel in question was exempted by the county from their subdivision regulations, please provide all of the following:
 - a) A copy of the county commissioners resolution.
 - b) A copy of a survey plat map showing the original tract and all exempted parcels.
 - c) Information concerning the existence of any wells and their uses on the original tract and on the exempted parcels.
 - d) Copies of documents showing when the original tract was created (this is required only if the original tract was less than 35 acres in size, or if it was involved in a previous exemption).
 - e) Copies of any other agreements concerning this parcel executed with the county.
3. If the subdivision or parcel in question was created after **June 1, 1972**, by action other than resolution of the county commissioners, please provide copies of documents to show how it was created.

Robert J. Urich
February 28, 2007

Page 2

Furthermore, the distances from section line were calculated from the UTM coordinate values provided with the permit application. Based on these values the proposed well is to be located in the NW1/4 of the SW1/4 of Section 3, Township 3 N, Range 59 West of the 6th P.M. The NW1/4 of the SW1/4 of Section 3, Township 3 N, Range 59 West of the 6th P.M., is currently encumbered by an existing well permit no. 225662 (enclosed). Therefore, no additional wells may be issued for this land, unless the existing well, permit no. 225662 is re-permitted, for a new legal description. A new Residential well permit application form GWS-45 (with the \$100 filing fee) and a new legal description for well permit no. 225662 will also need to be submitted to this office.

In the Item No. 5B, please indicate the numbers of acres in this parcel and in the Item 5D please indicate if this will be the only well on this parcel.

According to the State Engineer's new guideline 2003-4 for well permit applications please be advised that the aforementioned criteria must be addresses and received by this office by April 30, 2007 to retain active status of the receipt no. 3613523. Information submitted after that date will require a new ground water well permit application and will be assessed the appropriate fee.

If you have any questions please call me at this office

Sincerely,



Ioana Comaniciu
Water Resource Engineer

Mar-07-2007 13:57 From-Canfield

T:0100010313

T:140 T:0017000 T:101

Mar-07-2007 13:57 From-Canfield

+19708670313

T-740

P.001/003

F-731



111 West Street, P.O. Box 519
Fort Morgan, CO 80701
Ph. (970)867-2943 Fax (970)867-0313

Fax

RECEIVED

Date: 3/07/07

MAR 06 2007

TO: Ioana Comaniciu

WATER RESOURCES
STATE ENGINEER
COLORADO

FAX:

Pages: Cover + _____

Ioana,

I am faxing you a letter that you sent to Mr. Robert Urich. He brought in a copy of the plat map for the subdivision - If I send that to you what other information will be needed?

Thanks

Canfield Drilling Co

By Dona

RECEIVED

+18708670313

T-740 P.002/003 F-731

MAR 06 2007

WATER RESOURCES
STATE ENGINEER
COLORADO

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER
Division of Water Resources
Department of Natural Resources

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9111 N. FRONTAGE RD.
FORT MORGAN, CO 80701

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Robert J. Ulrich
February 28, 2007

MAR 06 2007

Page 2

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WATER RESOURCES
STATE ENGINEER*wrong permit no.
215662*

In the Item No. 5B, please indicate the numbers of acres in this parcel and in the Item 5D please indicate if this will be the only well on this parcel.

According to the State Engineer's new guideline 2003-4 for well permit applications please be advised that the aforementioned criteria must be addresses and received by this office by April 30, 2007 to retain active status of the receipt no. 3613523. Information submitted after that date will require a new ground water well permit application and will be assessed the appropriate fee.

If you have any questions please call me at this office

Sincerely,



Ioana Comaniciu
Water Resource Engineer

