

AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
ASSEMBLY ROOM, ADMINISTRATION BUILDING
231 ENSIGN STREET, FORT MORGAN, CO 80701
TUESDAY, FEBRUARY 1, 2022

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday January 31, 2022.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> to listen via phone, please dial: 1-312-626-6799, Meeting ID: 845 8455 6434

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: <https://us02web.zoom.us/j/84584556434> or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 845 8455 6434

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioner Becker
Commissioner Westhoff
Commissioner Arndt

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. 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 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 meeting minutes dated January 11, 2022
2. Ratify the Board of County Commissioners approval of meeting minutes dated January 18, 2022

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Prepared By: Karla Powell, Administrative Services Manager
Agenda Posted On Thursday January 27, 2022 @ 4:00 P.M.

3. Ratify the Board of County Commissioners approval of Contract 2022 CNT 018, Dardanes Tree Service, Term of Contract January 28, 2022
4. Ratify the Board of County Commissioners approval of Contract 2022 CNT 019, Front Range Pest Control, Term of Contract January 1, 2022 through December 31, 2022
5. Ratify the Board of County Commissioners approval of Contract 2022 CNT 020, Blue Knight Security, Term of Contract December 31, 2021 through December 30, 2022
6. Ratify Commissioner Mark Arndt's signature on Morgan County Service Vendor Form 2022 SV 01, Blake Electric, LLC, signed January 25, 2022
7. Ratify Chairman Pro-Tem Jon Becker's signature on Grant Award 2022 GRA 03, Inmate Mental Health Amendment, signed January 26, 2022
8. Revision Ratifying Chairman Pro-Tem Jon Becker's signature on the 2021 Colorado Parks and Wildlife Impact Assistance Grant Application, signed January 26, 2022
9. Ratify the Board of County Commissioners approval of Fairgrounds Fee Waiver Request for East Morgan County Hospital Foundation, event date October 1, 2022
10. Ratify the Board of County Commissioners approval of Brush Village II Low Income Housing Letter of Support, dated January 19, 2022
11. Ratify the Board of County Commissioners approval of Colorado 2023 FY EMTS Grant-Consultative Visit letter of support, dated January 20, 2022
12. Ratify the Board of County Commissioners approval on assignment of debt collections to Wakefield and Associates, Client #212017, #211931, #211878, #181257, #212302, #212078, #212197, #212005, #212150, #212151, #210210, #212208, #211617A, #211788, #211960, #211916, #211148, #212018, #212179, #212259, #212024, #212323, #211979, #211993, #212119, #210206, #212353, #212072A, #212029, #212133, #211962, #212035, #211712, #212054, #211915, #212277, #211982, #212238, #202040, #210082, #211879, #212042, #212093A

D. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

E. UNFINISHED BUSINESS

F. LIQUOR LICENSES

The Board of County Commissioners will convene as the Morgan County Local Liquor Licensing Authority in the matter of:

1. Consideration of Approval – Application for Special Events Liquor License Permit (Applicant: Morgan Community College Foundation, Madalyn Babcock)

Open for Public Comment

Close for Public Comment

Discussion and Decision

G. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. Commissioners Calendar for week of January 28, 2022 through February 8, 2022

9:00 AM (Immediately Following BOCC Meeting)

H. PUBLIC HEARING

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Prepared By: Karla Powell, Administrative Services Manager
Agenda Posted On Thursday January 27, 2022 @ 4:00 P.M.

1. Applicants and Landowners: Joshua H. Becker and Rhiannon R. Greene

Legal Description: NE ¼ of the NW ¼ of Section 15, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

Request: For a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed.

Open for Public Comment
Close for Public Comment
Discussion and Decision

I. ADJOURNMENT

*Any meeting or event scheduled to be held at the Commissioners' Offices (218 West Kiowa Avenue, Fort Morgan, CO) will be relocated to a site with handicapped access upon request. For special assistance for the Morgan County Board of Commissioners meeting, please notify us at least 48 hours before the scheduled agenda item. Please call (970)542-3500, extension 1410, to request accommodations for any of the two locations.

Prepared By: Karla Powell, Administrative Services Manager
Agenda Posted On Thursday January 27, 2022 @ 4:00 P.M.

Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input checked="" type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipally Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☐ Mall, Vinous And Spiriluous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

DO NOT WRITE IN THIS SPACE

Liquor Permit Number

1. Name of Applicant Organization or Political Candidate

Morgan Community College Foundation

State Sales Tax Number (Required)

23-7092582

2. Mailing Address of Organization or Political Candidate (Include street, city/town and ZIP)

300 main St.
Fort morgan, CO 80701

3. Address of Place to Have Special Event (include street, city/town and ZIP)

734 Barlow Rd.
Fort morgan, CO 80701
(warehouse)

4. Authorized Representative of Qualifying Organization or Political Candidate

Madalyn Babcock

Date of Birth

14/06/1988

Phone Number

970-542-3107

Authorized Representative's Mailing Address (If different than address provided in Question 2.)

819 Simpson St. Fort morgan, CO 80701

5. Event Manager

Roberta Bigalk

Date of Birth

8/1/61

Phone Number

847-809-0853

Event Manager Home Address (Street, City, State, ZIP)

1112 Coyote Lane Wiggins CO 80654

Email Address of Event Manager

roberta.bigalk@morgancc.edu

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year?



No



Yes

How many days?

7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?



No



Yes

License Number

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To
10/25/22															

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature

Madalyn Babcock

Title

Foundation Coordinator

Date

01/03/23

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)



City

Telephone Number of City/County Clerk



County

Signature

Title

Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

License Account Number

Liability Date

State

Total

-750 (999)

\$

(Instructions on Reverse Side)

COMMISSIONERS CALENDAR

January 28, 2022 through February 08, 2022

January 28, 2022	8:00 a.m. 9:00 a.m.	KSIR Radio Interview (Roger Doll - Code Red) CDOT/STAC Meeting (Becker)
January 31, 2022	11:00 a.m. 12:00 p.m.	Office Meeting Human Resources Department Meeting
February 1, 2022	9:00 a.m. 10:00 a.m.	Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) Annual Evaluations
February 2, 2022	8:00 a.m.	Annual Evaluations
February 3, 2022		Daily County Business
February 4, 2022		Daily County Business
February 7, 2022	10:30 a.m. 11:15 a.m. 12:15 p.m.	Office Meeting Annual Evaluation Human Resources Department Meeting
February 8, 2022	10:00 a.m. 12:00 p.m. 1:00 p.m.	County Attorney Office Hours Finance Department Meeting MCEDC Department Meeting

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.

Department meetings may be by conference call or virtual meeting upon request.

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

Posted 01/27/2022 @ 4:00 P.M. by Karla Powell, Administrative Services Manager

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

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Greene Becker Minor Subdivision

**Board of County Commissioners Hearing
February 1, 2022
9:00 A.M.**

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 - File Summary
- New Information
 - BCC Notification, Sign Posting Affidavit, Other new information
- PC
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- Additional Information
- Original Submittal
- Applicant Narrative
- Site Plan/Maps
- Proof of Ownership
- Utilities & Access
 - Water, Sewer, Ditch Company, CDOT or Road & Bridge, Architecture Control Approval, any other utilities or access documentation
- Environmental Impacts
- Referrals & Responses
 - Referrals sent and responses received, Landowner Letter sent and any responses received, PC Notification and any responses received
- Technical
 - Right to Farm, Application Fee Receipt, Tax Account Statement, Mineral Rights Notifications, Animal Counts
 - Minor Sub, Major Sub, and Planned Development Applications:
 - Soil Map, Topography, Public Improvements, HOA & Covenants

BCC

BCC Agenda

BCC File Summary

PC Minutes Previous Hearing



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

February 1, 2022

TO: Board of County Commissioners - Hearing
DATE: **TUESDAY, February 1, 2022**
TIME: **9:00 AM**
PLACE: Assembly Room – B Level
Morgan County Administration Building
231 Ensign, Fort Morgan, CO

AGENDA

NEW BUSINESS:

Applicants and Landowners: Joshua H. Becker and Rhiannon R. Greene

Legal Description: NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

Request: For a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed.

OTHER MATTERS:

ADJOURN:



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY COMMISSIONERS
FILE SUMMARY**

January 11, 2022

February 1, 2022 hearing date

APPLICANTS AND LANDOWNERS: Joshua H. Becker and Rhiannon R. Greene

This application was considered by the Planning Commission in a public hearing on January 10, 2022 and recommended for approval on a vote of 3 in favor and 2 opposed, two members were absent.

This application is for the 4-lot Minor Subdivision of 36.49 acres located in the NE ¼ of the NW ¼ of Section 11, Township 4 North, Range 58 West of the 6th P.M., Morgan County Colorado and replats the property currently known as Becker Minor Subdivision and addressed as 15426 Co Road W, Weldona, Colorado 80653.

There are currently two single-family residences on lots 3 and 4. The properties are zoned Agricultural Production.

The applicants are requesting approval of the minor subdivision to create four new lots. Lot 1 – 6.09 acres, lot 2 – 6.85 acres, lot 3 – 2.0 acres and lot 4 – 21.54 acres.

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

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

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
1. Northeast Colorado Health Department has issued a permit for installation of new septic systems on proposed lot 1 and 2. There is a previously permitted onsite wastewater treatment system on lots 3 and 4.
 2. Deposits for lots 1 and 2 for new Morgan County Quality Water taps have been paid. Full payment of the taps is required prior to recording the plat if approved. Lots 3 and 4 have Morgan County Quality Water.

3. Access will be from County Road W. Road and Bridge has no objection to the continued use of the existing driveway that provides access to lots 3 and 4. Road and Bridge has approved two new driveways for lots 1 and 2.
 4. The property is located in the Fort Morgan Fire District.
 5. Soil map was provided by the Natural Resources Conservation Service.
 6. Animal units will be per zoning requirements subject to review by the Morgan County Extension Service.
 7. The applicant reports attempting to notify the mineral rights owners, but could not find addresses for them.
 8. Right to Farm notice was provided with the application.
 9. Lots 3 and 4 are developed as single family residences. Proposed lots 1 and 2 will be sold and developed as single family residences.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the southwest planning area.
Chapter 2, Plan Summary
Goal: Section 2.C.1 - To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
This subdivision is located in the Agriculture Production zone district and buffering is not required, uses are compatible.

All appropriate notice requirements have been completed.

This application was considered by the Planning Commission in a public hearing on January 10, 2022 and recommended for approval on a vote of 3 in favor and 2 opposed, two members were absent.

Charlotte Bolduc
Morgan County Planning Technician

NEW INFORMATION

BCC Notification

Sign Posting Affidavit

Any other new information received after PC
hearing

**NOTICE OF MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING TO REVIEW MINOR SUBDIVISION APPLICATION**

Notice is hereby given that on Tuesday, February 1, 2022 at 9:00 a.m., or as soon as possible thereafter, a public hearing will be held to consider the following application:

1.) Applicants and Landowners: Joshua H. Becker and Rhiannon R. Greene

Legal Description: Lots 1 and 2, Greene Becker Minor Subdivision, being a part of the NE¼ of the NW¼ of Section 15, Township 4 North, Range 58 West of the 6th P.M. Morgan County, Colorado also known as 15360 and 15426 County Road W, Weldona, CO.

Request: Replat the 2-lot Greene Becker Minor Subdivision into the 4-lot Greene-Becker Minor Subdivision - a total of 36.49 acres.

Date of Application: December 1, 2021.

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

To participate remotely you may connect via Zoom at:
<https://us02web.zoom.us/j/84584556434>

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. You may email permits_licensing@co.morgan.co.us to request items in the file to be emailed to you.

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

/s/ _____
Charlotte Bolduc
Planning Technician

Published: January 15, 2022

The above sign was posted on (date) 1/18/2022, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Joshua Becker.

Project name and number: MS 2021-0009

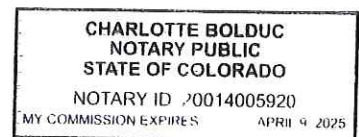
Signature of Applicant/Representative: 

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

Signed before me this date: 1/18/2022

My Commission expires: 4/9/2025

NOTARIZED BY: Charlotte Bolduc







PC

PC Agenda

PC File Summary

PC Minutes to be approved



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

**Monday, January 10, 2022
AGENDA**

TO: Morgan County Planning Commission
DATE: Monday, January 10, 2022
TIME: 7:00 P.M.
PLACE: Assembly Room – Option of remote attendance via ZOOM

Link to Zoom meeting:

<https://us02web.zoom.us/j/84756063391>

All materials are available for inspection at the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, during regular office hours. At time of the public hearing an opportunity will be given for presentation of evidence related to the application.

For handicapped access call 970-768-7197

AGENDA

Roll Call
Agenda
Minutes from 11.08.2021

NEW BUSINESS:

Applicants and Landowners: Josh H. Becker and Rhiannon R. Greene

Legal Description: NE ¼ of the NW ¼ of Section 15, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

Request: For a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed

OTHER MATTERS:

ADJOURN:



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY
December 14, 2021
January 10, 2022 Hearing date**

APPLICANTS and LANDOWNERS: Joshua H. Becker and Rhiannon R. Greene

This application is a 4-lot Minor Subdivision of 36.49 acres located in the NE ¼ of the NW ¼ of Section 11, Township 4 North, Range 58 West of the 6th P.M. and replats the property currently known as Becker Minor Subdivision.

There are currently two single-family residences on lots 3 and 4. The properties are zoned Agriculture Production.

The applicants are requesting approval of the minor subdivision to create four new lots. Lot 1 - 6.09 acres, lot 2 - 6.85 acres, lot 3 - 2.0 and lot 4 - 21.54 acres.

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

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

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1.) Northeast Colorado Health Department has issued a permit for installation of new septic systems on proposed Lot 1 and 2. There is a previously permitted onsite wastewater treatment system on Lot 3 and 4.
 - 2.) Deposits for lots 1 and 2 for new Morgan County Quality Water taps have been paid. Full payment of the taps is required prior to recording the plat, if approved. Lots 3 and 4 have Morgan County Quality Water.
 - 3.) Access will be from County Road W. Road and Bridge has no objection to the continued use of the existing driveway that provides access to Lot 3 and 4. Road and Bridge has approved two new driveways for lots 1 and 2.

ADDITIONAL INFORMATION

Any additional information received since PC
packet was sent to members

ORIGINAL SUBMITTAL
Original 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
permits_licensing@co.morgan.co.us

PERMIT # _____

Date Received ____/____/____ Received By ____
Fee: ☐ Administrative Review \$300 ☐ Full Review \$____
Ck/CC #: _____ Paid ____/____/____
Recording Fee \$ ____ Ck/CC #: _____ Paid ____/____/____
PC Date: ____/____/____ BOCC Date: ____/____/____
100 Year Floodplain? Y/N Taxes Current? Y/N

MINOR SUBDIVISION APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

Name Josh Beckler
Address 15426 Rd W
Weldona CO 80653
Phone (970) 380-2400
Email joshbeckler76@gmail.com

LANDOWNER

Name Same
Address _____
Phone (____) _____
Email _____

SURVEYOR

Name Leibert - Mc Attee Email _____
Address 615 5th Ave Sterling Phone (970) 522-1960

Minimum Lot Size Requirements:

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

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): **Attach extra pages if needed*
15426 Rd W Weldona CO 80653

Parcel #: 1041 - 150 - 01 - 002

Zone District: _____

S: 15 T: 4 R: 58 _____ $\frac{1}{2}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$

Total acreage in parcel: _____

Number of lots to be created: _____

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

Distance and Direction to Nearest Community: _____

PRESENT use of property Housing

PROPOSED use of property Housing

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

MINOR SUBDIVISION APPLICATION REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee:

☐ Non-Refundable Application Fee due with application as determined by staff:

-Made payable to Morgan County Planning & Zoning

☐ \$300 Administrative Review

OR

☐ \$_____ Full Review

Up to 10.90 acres..... \$550.00

11 - 20.9 acres \$575.00

21 - 30.9 acres \$600.00

31 - 40.9 acres \$625.00

41 - 60.0 acres \$650.00

60.0 acres+.....\$650.00 Plus \$15.00 per 40 acres or fraction therein of excess of 60 acres

For example: 99 acres property would be 99-60=39 acres in excess so: \$650+\$15=\$665 fee

**Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

Project Narrative:

☐ Narrative to include:

☐ Project Description

☐ Purpose of request, including minor subdivision criteria

☐ Additional information to show project's intent

☐ How project will relate to or impact existing adjacent uses

☐ All off-site impacts and proposed mitigation measures

☐ Development or implementation schedule of project

☐ General topography of land and potential hazards

☐ If property is in the floodplain, give Zone, panel number, and panel date

<https://msc.fema.gov/portal/home>

☐ Is proposed subdivision located within a Fire District?

Site Plans/Maps:

☒ Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations-- **must show the original exempted parcel and the parcel being created through this amendment** (SUBMIT ELECTRONICALLY)

☒ Improvement location certificate, including setbacks of existing structures, wells and septic system (SUBMIT ELECTRONICALLY)

☐ Include any **easements** required for the project-widths and other pertinent information.

May be required to supply copies of easement agreements

Proof of Ownership:

☐ Current title insurance commitment (within last 6 months)

☐ Names, addresses and phone numbers for all property owners

Utilities/Access:

☒ **Water**-must prove quality, quantity, & reliability of well, or Quality Water Contract (Quality Water Contracts or current Permits from Colorado Department of Natural Resources) <https://dwr.state.co.us/Tools/WellPermits>

o Existing or proposed public or private water system - Contract for Service

o Existing Well- Provide copy of driller's well completion report and proof of

adjudication and water quality report

- Proposed Well- Provide documented proof of quality and quantity and of potable water
- Water Supply Information Summary as required by State of Colorado, Office of the State Engineer (*attached*)

☐ **Septic System**

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

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

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

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

Technical:

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

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

☐ **Revegetation Plan**

☐ **Notification to all mineral rights owners** and/or lessees

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

☐ Declaration of **restrictive covenants**

☐ **Homeowners Association agreement** and by-laws

☐ **Right to Farm Policy** signed by Landowner (*attached*)

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

☐ Plat map recording fee

\$13.00 first page

\$10.00 per page thereafter

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

☐ Covenants recording fee

\$13.00 first page

\$ 5.00 per page thereafter

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

☐ ____# Paper Application Sets ☐ Digital Copy of Complete Application
One sided only please

Landowner Signature _____ Date _____

APPLICANT NARRATIVE:

Project Description

Purpose of Request

Additional Information to Demonstrate Intent

Impact/Relation to Adjacent Uses

Off-Site Impacts & Mitigation Measures

Implementation Schedule of Project

Proposed Length of Time Permit is Desired

Public Improvements if necessary

Project Narrative

The purpose of project is to subdivide current property located at 15426 Rd W into 4 residential lots

Project does not affect any other properties
Land is flat no hills.

SITE PLAN/MAPS

Site Plan(s)

Maps

Easements

Plat Map

Drainage Plan if necessary

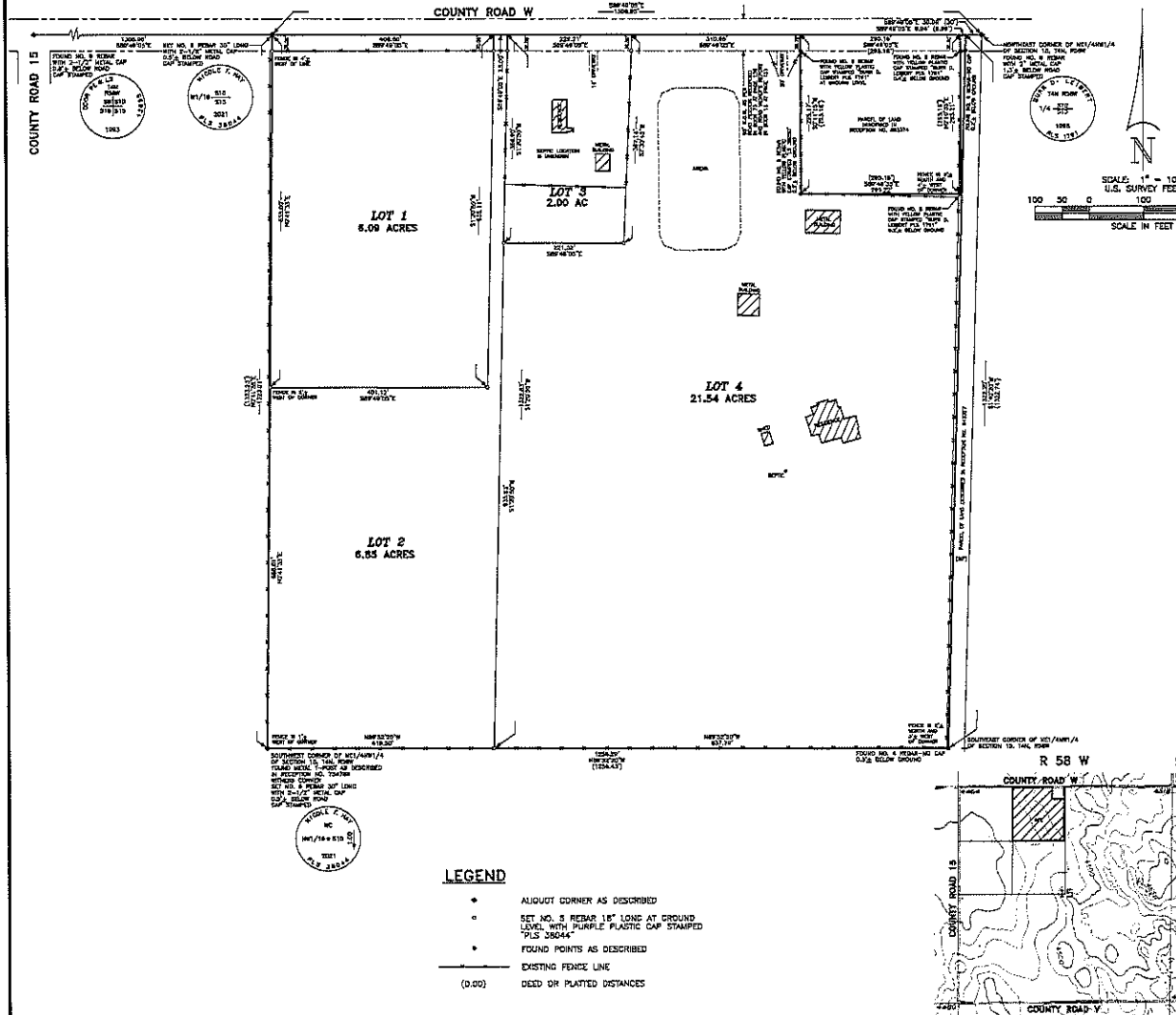
Site Photos if any

Construction Plans if any

GREENE BECKER REPLAT

OF LOTS 1 AND 2, BECKER MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M. COUNTY OF MORGAN, STATE OF COLORADO



LEGEND

- ALIQUOT CORNER AS DESCRIBED
- SET NO. 3 REBAR 18" LONG AT GROUND LEVEL, WITH PURPLE PLASTIC CAP STAMPED "P.L.S. 35044"
- FOUND POINTS AS DESCRIBED
- EXISTING FENCE LINE
- (0.00) DEED OR PLATTED DISTANCES

SURVEYOR'S STATEMENT

I, NICOLE F. MAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THE PLAT ACCURATELY REPRESENTS AND TRULY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND NOT A CONVICTION OF VIOLATION OF ANY LAW OR RULE OF PROFESSIONAL CONDUCT.

BY: NICOLE F. MAY
FOR AND ON BEHALF OF
LIBERTY-MATTHEE & ASSOCIATES, INC.
P.L.S. NO. 35044
DATE: 9-24-21
1988
A.L.S. 1781

NOT TO BE RECORDED
PRELIMINARY
CONTACT LIBERTY-MATTHEE & ASSOCIATES, INC.
FINAL PLAT

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA R. BECKER AND RHANNOH R. GREENE, BEING THE OWNERS OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

UNITS 1 AND 2, BECKER MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GREENE BECKER REPLAT OF LOTS 1 AND 2, BECKER MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNERS:
JOSHUA R. BECKER _____ RHANNOH R. GREENE _____

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JOSHUA R. BECKER AND RHANNOH R. GREENE.

STATE OF COLORADO _____
COUNTY OF _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC:
I, THE UNDERSIGNED, BEING A HOLDER OF A VALID NOTARIAL COMMISSION OR DEED OF TRUST, UPON THE PROPERTY LOCATED WITHIN GREENE BECKER REPLAT OF LOTS 1 AND 2, BECKER MINOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, HAVE DATED:

THE _____ DAY OF _____, 20____, AND
RECORDED IN RECEPTION NO. _____, RECORDS OF THE CLERK AND
RECORDER'S OFFICE, MORGAN COUNTY, COLORADO.

DATED THIS _____ DAY OF _____, 20____.

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

WITNESSED MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COMMISSIONER'S CERTIFICATE

I, _____, CLERK OF THE COUNTY OF MORGAN, COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THE PLAT ACCURATELY REPRESENTS AND TRULY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND NOT A CONVICTION OF VIOLATION OF ANY LAW OR RULE OF PROFESSIONAL CONDUCT.

ATTEST: _____
CLERK TO THE BOARD

STATE OF COLORADO _____
COUNTY OF MORGAN _____
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ DAY OF _____, 20____, AND
IS FULLY RECORDED IN RECEPTION NO. _____, RECORDS OF THE CLERK AND RECORDER'S OFFICE, MORGAN COUNTY, COLORADO.

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 THEREON FOR MAINTENANCE BY SAID COUNTY.

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

NOTES
EXISTENT INFORMATION AS PER NORTHERN COLORADO TITLE SERVICES CO., INC. COMMISSION NO. 1070000, EFFECTIVE DATE: JUNE 23, 2021 AT 10:00 AM.

1. RESERVATION AS CONTAINED IN UNITED STATES PATENT RECORDED SEPTEMBER 20, 1905 IN BOOK 52 AT PAGE 207 AS FOLLOWS: RIGHT OF WAY FOR DROPPED OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

2. RIGHT OF WAY FOR ROAD PLANNABLE AS SHOWN IN ROAD SECTION RECORDED JULY 1, 1918 IN BOOK 75 AT PAGE 128, SAID ROAD TO BE NOT LESS THAN 66 FEET IN WIDTH.

3. RIGHT OF WAY FOR ROAD PLANNABLE AS SHOWN IN ROAD SECTION RECORDED OCTOBER 7, 1920 IN BOOK 155 AT PAGE 151, SAID ROAD TO BE NOT LESS THAN 66 FEET IN WIDTH.

4. AN UNDIVIDED 18 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS CONVEYED BY WILLIAM H. PLUMMER IN THE INSTRUMENT TO FORT MORGAN, COLORADO, RECORDED MARCH 29, 1920 IN BOOK 100 AT PAGE 309.

5. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

6. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

7. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

8. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

9. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

10. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

11. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

12. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

13. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

14. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

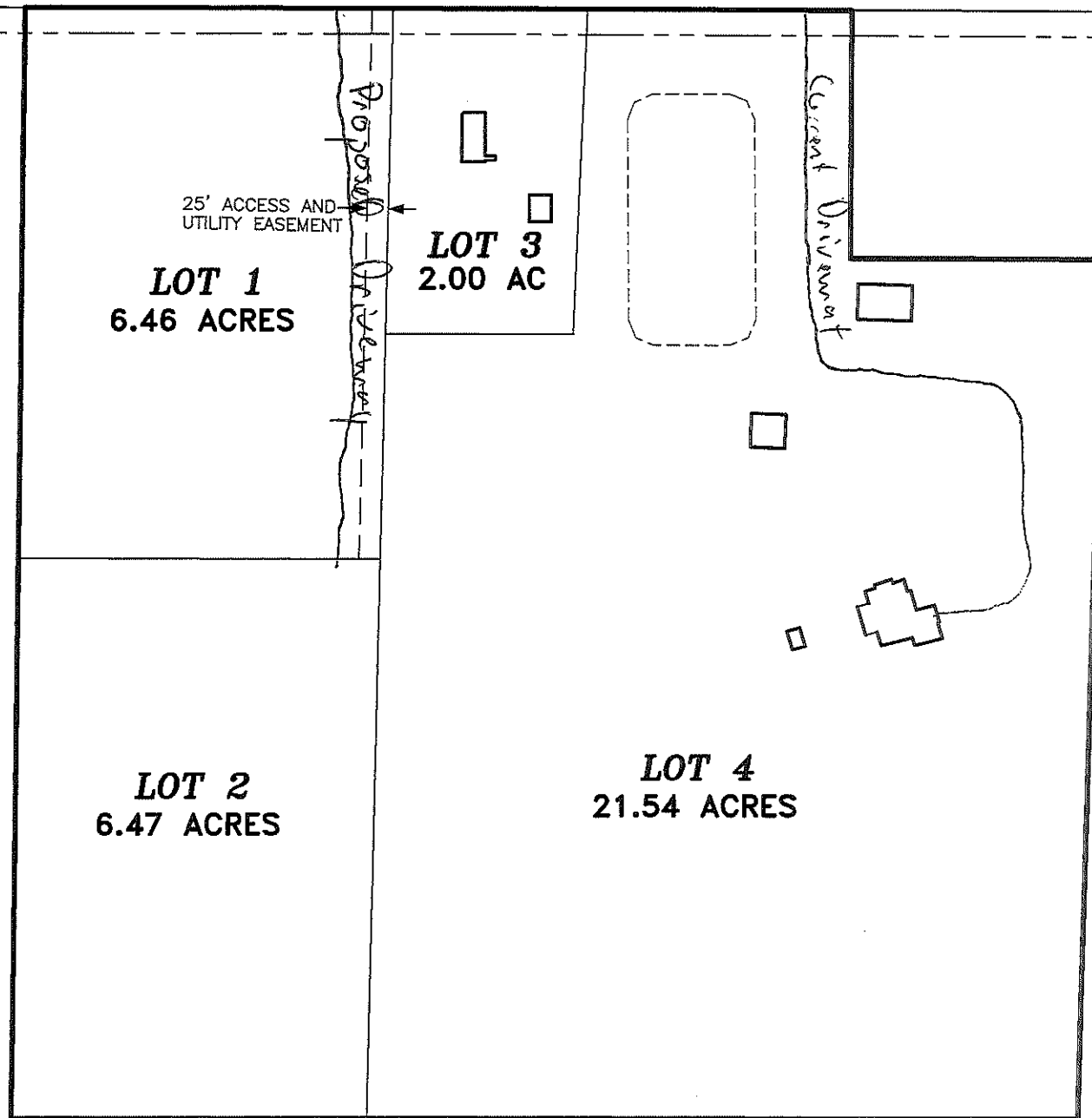
15. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

16. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

17. AN UNDIVIDED 10 INTEREST IN ALL GAS AND OTHER MINERAL RIGHTS AS RESERVED BY THE FEDERAL LAND BANK OF MONTANA, WHEATLAND, IN THE INSTRUMENT TO SECURE OWNED AND VALUE AS OWNERS OF MINERAL RIGHTS IN THE LAND IN BOOK 100 AT PAGE 309, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

REVISIONS	LIBERTY-MATTHEE & ASSOCIATES, INC.
12-7-21	P.O. BOX 442 815 SOUTH TENTH AVENUE
	STERLING, CO 80751 970-522-1650
TITLE	GREENE BECKER REPLAT
	OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, COLORADO
SCALE: 1" = 100'	DR. BY: NM
DATED: 9-24-21	PLATTED: 9-24-21
	SHEET 1 OF 1


COUNTY ROAD W



PROOF OF OWNERSHIP

Current Title Insurance Commitment
(within last 6 months)

Any deeds or other additional ownership
documentation

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule A	

ALTA® Universal ID: 0044474
Commitment No: NCT23316-REVISION 1

Effective Date: November 3, 2021 at 8:00 a.m.

1. Policy or Policies to be issued:

OWNERS:	AMOUNT	PREMIUM
[X] ALTA® 2006 Owner's Policy (6-17-06)	TO BE DETERMINED	\$200.00

Proposed Insured: TO BE DETERMINED

LOAN:

[X] ALTA® 2006 Loan Policy (6-17-06)

Other Charges:
PAYMENT RECEIVED \$-200.00

TOTAL DUE: \$ 0.00

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:

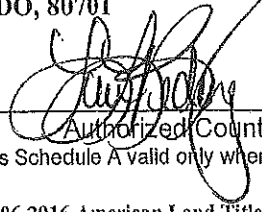
JOSHUA H. BECKER and RHIANNON R. GREENE

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


LOTS 1 AND 2, BECKER MINOR SUBDIVISION, being a part of the NE1/4NW1/4 of Section 15, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado.

and commonly known as (for informational purposes only): **15426, 15360 COUNTY ROAD W, FORT MORGAN, COLORADO, 80701**

By: _____


Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)

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 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> First American Title™ </div>	<div style="text-align: center; font-size: 1.2em; font-weight: bold;">Title Insurance Commitment</div> <hr/> <div style="text-align: center; font-size: 0.8em;">ISSUED BY</div> <div style="text-align: center; font-weight: bold;">First American Title Insurance Company</div>
Schedule BI	

**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No: NCT23316-REVISION 1

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 JOSHUA H. BECKER and RHIANNON R. GREENE to TO BE DETERMINED, conveying the land described herein.
2. Release of Deed of Trust from JOSHUA H. BECKER and RHIANNON R. GREENE to the Public Trustee of Morgan County for the use of FMS BANK, to secure payment of \$69,600.00, dated NOVEMBER 28, 2012, recorded NOVEMBER 29, 2012 at Reception No. 879172.
3. Release of Deed of Trust from JOSHUA H. BECKER and RHIANNON R. GREENE to the Public Trustee of Morgan County for the use of FMS BANK, to secure payment of \$100,000.00, dated JUNE 17, 2015, recorded JUNE 22, 2015 at Reception No. 894158.
4. Release of Deed of Trust from JOSHUA H. BECKER and RHIANNON R. GREENE to the Public Trustee of Morgan County for the use of FMS BANK, to secure payment of \$285,000.00, dated APRIL 29, 2020, recorded APRIL 30, 2020 at Reception No. 924829.
5. Dollar amount of Policy coverage must be provided to the Company.
6. 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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 First American Title™	Title Insurance Commitment ISSUED BY First American Title Insurance Company
Schedule BII	

SCHEDULE B-SECTION II EXCEPTIONS

Commitment No: **NCT23316-REVISION 1**

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 SEPTEMBER 26, 1916 in Book 107 at Page 387 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 JULY 16, 1919 in Book 73 at Page 136, said road to be not less than 60 feet in width.**
10. **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.**

Commitment Schedule B-II

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Form 5030008-BII (7-1-14)	Page 1 of 4	ALTA Plain Language Commitment (8-1-16)
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 First American Title™	ALTA Commitment for Title Insurance
Commitment	ISSUED BY First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE 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 EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

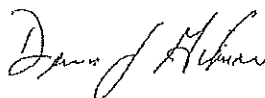
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

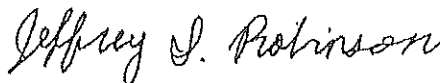
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment 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.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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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; and
- (f) Schedule B, Part II—Exceptions.

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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- (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.
- (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

Arbitration provision intentionally removed.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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11. An undivided 1/8 interest in all oil, gas and other mineral rights, as conveyed by WILLIAM K. PLUMB in the instrument to FORT MORGAN CONSOLIDATED ROYALTY CORPORATION recorded APRIL 28, 1931 in Book 304 at Page 437, and any and all assignments thereof or interests therein.
12. An undivided 1/3 interest in all oil, gas and other mineral rights, as reserved by THE FEDERAL LAND BANK OF WICHITA, WICHITA KANSAS in the instrument to GEORGE ONKEN and LILLIE M. ONKEN recorded SEPTEMBER 29, 1948 in Book 455 at Page 84, and any and all assignments thereof or interests therein. NOTE: Declaration of Expiration of Mineral Reservation recorded March 29, 1963 in Book 669 at page 299.
13. Easement and right of way for PIPELINE purposes as granted by CLIFFORD G. ONKEN to THE LOFFLAND COMPANY as contained in instrument recorded MAY 5, 1959, in Book 616 at Page 487, the location of said easement and right of way not being specifically defined.
14. All of our rights, title and interest in and to any oil, gas and other minerals as conveyed in MINERAL QUIT CLAIM DEED Deed from FORT MORGAN CONSOLIDATED ROYALTY CORPORATION to JAMES B. MCNAY and NANCY L. MCNAY, recorded DECEMBER 9, 1996 in Book 1003 at Page 655, and any and all assignments thereof or interests therein.
15. All of our rights, title and interest in and to any oil, gas and other minerals as conveyed in MINERAL QUIT CLAIM DEED Deed from JAMES B. MCNAY and NANCY L. MCNAY to CHARLES E. MITCHELL and MARY A. MITCHELL, recorded JANUARY 30, 1997 in Book 1005 at Page 676, and any and all assignments thereof or interests therein.
16. All interest in oil, gas and other mineral rights as reserved by CHARLES E. MITCHELL and MARY A. MITCHELL in DEED to RONALD L. WEISBART and BONNIE E. WEISBART recorded JUNE 13, 1997 in Book 1012 at Page 261, and any and all assignments thereof or interests therein.
17. Covenants, conditions, restrictions, terms and obligations, which do not contain a forfeiture or reverter clause, as contained in INSTRUMENT recorded APRIL 1, 2014 at Reception No. 887000.
18. 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.

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 First American Title Insurance 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.

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2019

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your **personal** information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-7180097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call tollfree at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-7180097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

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

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

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

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties

Business Purpose for Collection	The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity
Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

PROOF OF UTILITIES & ACCESS

Water

Sewer

Ditch Company

CDOT or Road & Bridge

Architecture Control Approval

Any other utilities or access documentation

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

970-867-3054

Josh Becker
505 MAIN ST.
FORT MORGAN, CO 80701-8412

Account Number: 003825
Premise Number: 003825
Service Address:
15360 ROAD W

Date	Description	Rate	Usage	Amount	Total Amount	Posted	Running Total
10/12/2021	PAY 1 PACE 211015	ONLN 0 - 83917817			-30.68	YES	-30.68
		TE01		-30.68			
10/28/2021	BILL BILL CALC 2021-10-28				96.00	YES	65.32
		TE01	26,000	96.00			
11/10/2021	PAY 1 PACE 211115	ONLN 0 - 84565868			-96.00	YES	-30.68
		TE01		-96.00			
11/29/2021	BILL BILL CALC 2021-11-29				34.36	YES	3.68
		TE01	4,000	34.36			
12/10/2021	PAY PACE 211215	ONLN 0 - 85117849			-34.36	YES	-30.68
		TE01		-34.36			
Report Total:							-30.68

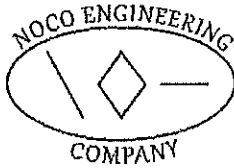
Morgan County Quality Water
P.O. Box 1218
Fort Morgan, Co 80701

970-867-3054

Furniture Mart
ATTN: JOSH
505 MAIN ST.
FORT MORGAN, CO 80701

Account Number: 005100
Premise Number: 005100
Service Address:
15426 Road W

Date	Description	Rate	Usage	Amount	Total Amount	Posted	Running Total
11/10/2021	PAY 1 PACE 211115	ONLN 0 - 84566089			-72.48	YES	-72.48
		TE01		-72.48			
11/29/2021	BILL BILL CALC 2021-11-29				45.76	YES	-26.72
		TE01	9,000	45.76			
12/10/2021	PAY PACE 211215	ONLN 0 - 85118062			-45.76	YES	-72.48
		TE01		-45.76			
Report Total:							-72.48



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

9-17-21
all okay
Km

File No: 21-006.05

September 17, 2021

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

ATTN: Kent Pflager, Manager

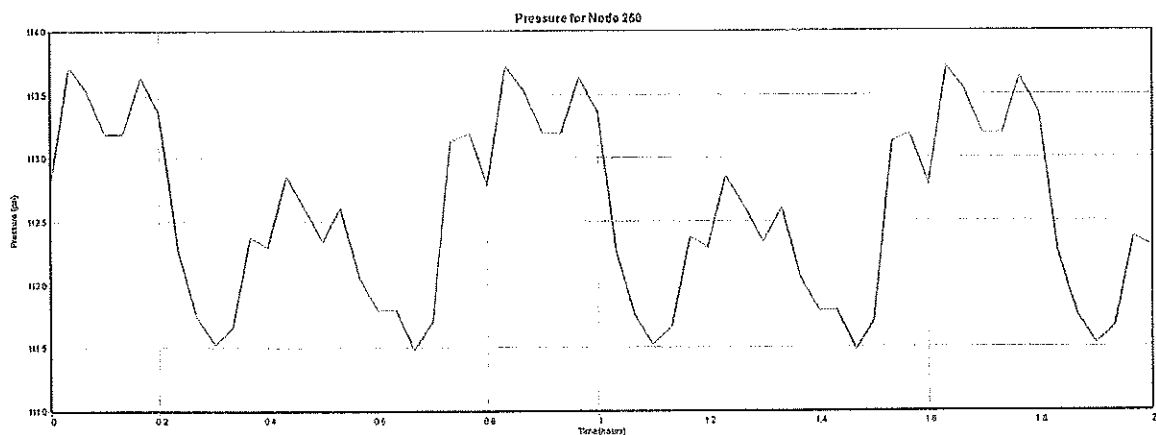
RE: Tap Request 2021-25 – Node 250

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Josh Becker	Two (2) 5/8" Tap	15426 MCR W

The request is for two (2) 5/8" taps to serve two proposed residential parcels. One of the proposed parcels can be served by the existing eight-inch line on MCR W and the southernmost parcel will need a line extension to have water service. The existing pressures in this area are between 111 and 115 psi. The proposed properties can be served from the existing eight-inch (8") and from a proposed four-inch (4") waterline. With the addition of the taps, the pressure range is modeled between 111 and 115 psi as shown on the graph 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	41
Road 23 (North End #2110)	74	74
North of Jackson Lake (#1921)	26	26
Northeast End of District (#2230)	85	85
Adams Co. (#1250)	35	35

* Spreadsheet was modified which changes the values 4/19/21

System Improvements required to serve this request:

Yes, approximately 900 linear feet of four-inch (4") C900 PVC will need to be installed to serve the proposed southern lot. A twenty foot (20') wide easement will be required and given to the District for the waterline alignment. The easement shall extend to the southern end of the south lot. Valves and a blow-off will need to be installed for isolation and flushing purposes, respectively.

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



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

September 29, 2021

Josh Becker
505 Main St.
Fort Morgan, CO 80701

Dear Mr. Becker:

Northeast Colorado Health Department (NCHD) has no objection to the Green Becker Replat of lots 1 & 2 of the Becker Minor Subdivision located in the NE 1/4 NW1/4 of section 15, Township 4N, Range 58W in Morgan County, Colorado. Total acres involved are approximately 12.93 acres.

Lot one will be approximately 6.46 acres and vacant. Potable water will be supplied by Morgan County Quality Water District.

Lot two will be approximately 6.47 acres and vacant. Potable water will be supplied by Morgan County Quality Water District.

Prior to building a residence the owner(s) shall obtain from this office an application to install an individual sewage disposal system, and remit the appropriate fee. Construction of a septic system shall conform to all Northeast Colorado Health Department OWTS Regulations. Including, but not limited to, setback distances from wells, creeks, irrigation ditches, property lines, buildings, high water 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 large, sweeping initial "C".

Conner Gerken
Environmental Health Specialist



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

MORGAN COUNTY REA

Your Touchstone Energy® Cooperative
The power of community

Contact us via phone at: Or via the web at:
970-867-5688 or www.mcrea.org
800-867-5688

This institution is an equal opportunity provider and employer.

2221 1 AV 0.398
JOSH BECKER
505 MAIN ST
FORT MORGAN CO 80701-2131

5 2221
C-6



Account Number 2362000

Statement Date 04/01/2021

Due Date 04/15/2021

Billing Summary

Previous Balance	421.44
Payment Received 03/15/21	421.44 CR
Balance Forward	0.00
Current Charges	236.48
Amount Due By 04/15/21	236.48

Messages

When legislators begin making decisions that impact Colorado's Electric Cooperatives, there are grassroots campaigns in place to ensure the opinions of our members, and their stances on such issues are heard. Joining MCREA's Grassroots Campaign allows you to be a part of the voice of rural Colorado. See the back of this bill for more information. The net amount will be paid from your bank account on 04/15/2021.

Location 0458158300 Service Add. 15426 COUNTY ROAD W & SHOP Service Desc. RURAL - RESIDENTIAL Rate 001

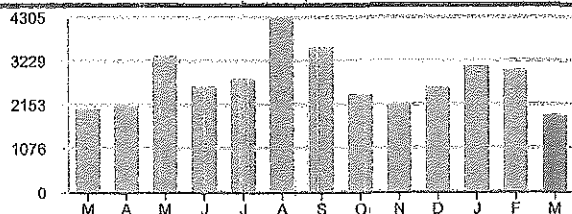
Meter Reading Details Meter 136831412
Current KWH Reading 04/01/21 35822
Previous KWH Reading 03/01/21 33937
Total KWH Usage(Multiplier: 1) 1885
Days Served 31

Detail of Charges

Base Charges:
Facility Charge 28.00

Energy Charges:
Energy Charge per kWh 1885 @ .110600 208.48
Total This Service 236.48

KWH Used (RURAL - RESIDENTIAL)



	Days Srvd	KWH/Day	Cost/Day
This Month	31	61	\$7.63
Last Month	28	107	\$12.85
Last Year	31	66	\$8.21

Please Return This Stub With Your Payment

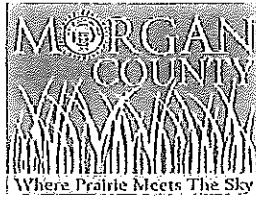
Account#: 2362000
Due Date: 04/15/2021
Amount Due: 236.48
Autopay - Do Not Send Payment

JOSH BECKER
505 MAIN ST
FORT MORGAN CO 80701-2131

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

01





Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: Josh Beckler Date: 9-27-21

Address: 15426 Rd W

City/State/Zip: Weldone CO 80653

Phone: 970-380-2400

NE 1/4 NW 1/4

Legal Description: Beckler Minor Sub, WE (15-4-58) Lot 02 S: 15 T: 4 R: 58 PARC

Present Driveway Location: See attached

New Driveway Location: See attached

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

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Submit this request to: Morgan County Road and Bridge Department
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560 • Fax (970) 542-3569

For Office Use Only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road:

Latitude: 40.319623

Longitude: 103.860665

Maximum Width of Driveway: 40 Feet

Culvert Required: YES / NO If yes, Size: _____ Inch

Driveway Address Code: DRVW-0.4-51.5-15

Received by: [Signature]

Date: 10-6-21

Completed by: _____

Date: _____



Road & Bridge Department

10-6-2021

15426 County Road W
Weldona, CO. 80653

Josh Becker

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

Property Legal Description

North East ¼ of the North West 1/4 of Section 15, Township 4 North, Range 58 West of the 6th P.M.

GPS Coordinates taken using a Jamar RAC Geo II Counter

GPS Coordinates at the centerline of the driveway: 40.319623 Latitude
-103.860665 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. Culverts that meet Morgan County specifications may be purchased directly from the County, however; Morgan County cannot complete the installation.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Rehn', is written over a light blue horizontal line.

James Rehn
Bridge Manager
Morgan County Government

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

Josh Becker is applying for a Minor Subdivision or Planned
(landowner)

Development consisting of 4 lots totaling 36 acres. Landowner is

Proposing to allow _____ animal units per acre, or _____ animal units per lot.

Location and/or address of site: Lot 1 3 AUM Lot 2 3 AUM
Lot 3 1 AUM Lot 4 5 AUM

Driving direction from Fort Morgan: 15426 Rd W

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: Martin Gormack Date: 12/1/21

ANIMAL UNITS (MORGAN COUNTY)

<u>SPECIES</u>	<u>AU</u>	<u>RATIO</u>
<u>CATTLE</u>		
Cow, with or without unweaned calf at side, or heifer 2 yrs. old or older	1.0	(1:1)
Milk producing dairy cow	1.4	(.714:1)
Bull, 2 years old or older	1.3	(.77:1)
Young cattle, 1 to 2 years old	.8	(1.25:1)
Weaned calf to yearling	.6	(1.28:1)
Unweaned calf	.25	(4:1)
<u>EQUINE</u>		
Horse, mature	1.3	(.77:1)
Horse, yearling	1.0	(1:1)
Weanling colt or filly	.75	(1.33:1)
Mule, mature	1.2	(.833:1)
Donkey mature	.6	(1.67:1)
Miniature horse	.37	(2.7:1)
<u>SHEEP</u>		
Mature ewe, with or without unweaned lamb at side	.2	(5:1)
Ram, 2 years old or older	.25	(4:1)
Yearling	.15	(6.67:1)
Weaned lamb to yearling	.12	(8.33:1)
<u>GOATS</u>		
	.14	(7:1)
<u>SWINE</u>		
Sow	.4	(2.5:1)
Boar	.5	(2:1)
Pig up to 200 pounds	.2	(5:1)
<u>ELK</u>		
	.5	(2:1)
<u>BUFFALO</u>		
	1.3	(.77:1)
<u>LLAMAS AND ALPACAS</u>		
Mature llama, with or without weaned young at side	.5	(2:1)
Weaned young llama to yearling	.25	(4:1)
Alpaca	.25	(4:1)
<u>RATITE BIRDS (OSTRICHES, EMUS, RHEAS)</u>		
	.2	(5:1)
<u>RABBITS</u>		
	.178	(56:1)
<u>CHICKENS</u>		
Breeders	.0133	(75:1)
Replacement pullets to 6 months of age	.0031	(325:1)
8-week old broilers	.0015	(650:1)
<u>TURKEYS</u>		
Breeders	.0333	(35:1)
Turkeys raised to maturity	.025	(40:1)
Turkeys 6 months of age or less	.0133	(75:1)

Unlisted species shall be considered to equal one animal unit per 1100 pounds live animal weight.

INFORMATION REGARDING
ENVIRONMENTAL IMPACTS

Air Quality

Dust

Existing Vegetation

Land Forms

Noise

Odor

Storm Water Runoff

Water Resources

Wetlands

Wildlife

Visual Amenities

Any Other Environmental Impacts

REFERRALS & RESPONSES

Referrals Sent

Responses Received from Referrals

Landowner Letter

Landowner Letter Responses

PC Notification

Public Comments or Concerns Received



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Division of Wildlife	Century Link
Morgan County Assessor	Kinder Morgan, Inc.
Morgan County Quality Water	Morgan County Communications Center
Morgan County Rural Electric Assoc.	Morgan County Road & Bridge
Morgan County Sheriff Dept.	Morgan Soil Conservation District
Northeast Colorado Health Dept.,	Fort Morgan Rural Fire District
Northern Colorado Water Cons Dist	Xcel Energy
Farm Service Agency, USDA	Lower South Platte Water Conservancy District
City of Fort Morgan	Bijou Irrigation
Weldon Valley Ditch Co.	

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: December 3, 2021

RE: Land Use Application – Minor Subdivision

The following Application for a Minor Subdivision has been submitted to Morgan County. Please review and provide any comments you may have. The application will be considered by the Planning Commission on January 10, 2022 at 7:00 p.m. in the assembly room, 231 Ensign St. Fort Morgan CO.

Applicants and Landowners: Josh H. Becker and Rhiannon R. Greene

Legal Description: NE ¼ of the NW ¼ of Section 15, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

Request: For a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed

Please offer any comments or concerns you may have about this application by December 17, 2021. Do not hesitate to contact me at any time if you have questions. **(Site map attached)**



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

December 3, 2021

Dear Neighboring Landowners:

Joshua H. Becker and Rhiannon R. Greene as applicants and landowners have submitted an application to our office for a 4 lot minor subdivision. The total is 36.47 acres being used for new home sites. Lot 3 and 4 are currently developed; lots 1 and 2 are to be developed. Located: NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Also known 15426 Co Road W, Weldona, Colorado 80653.

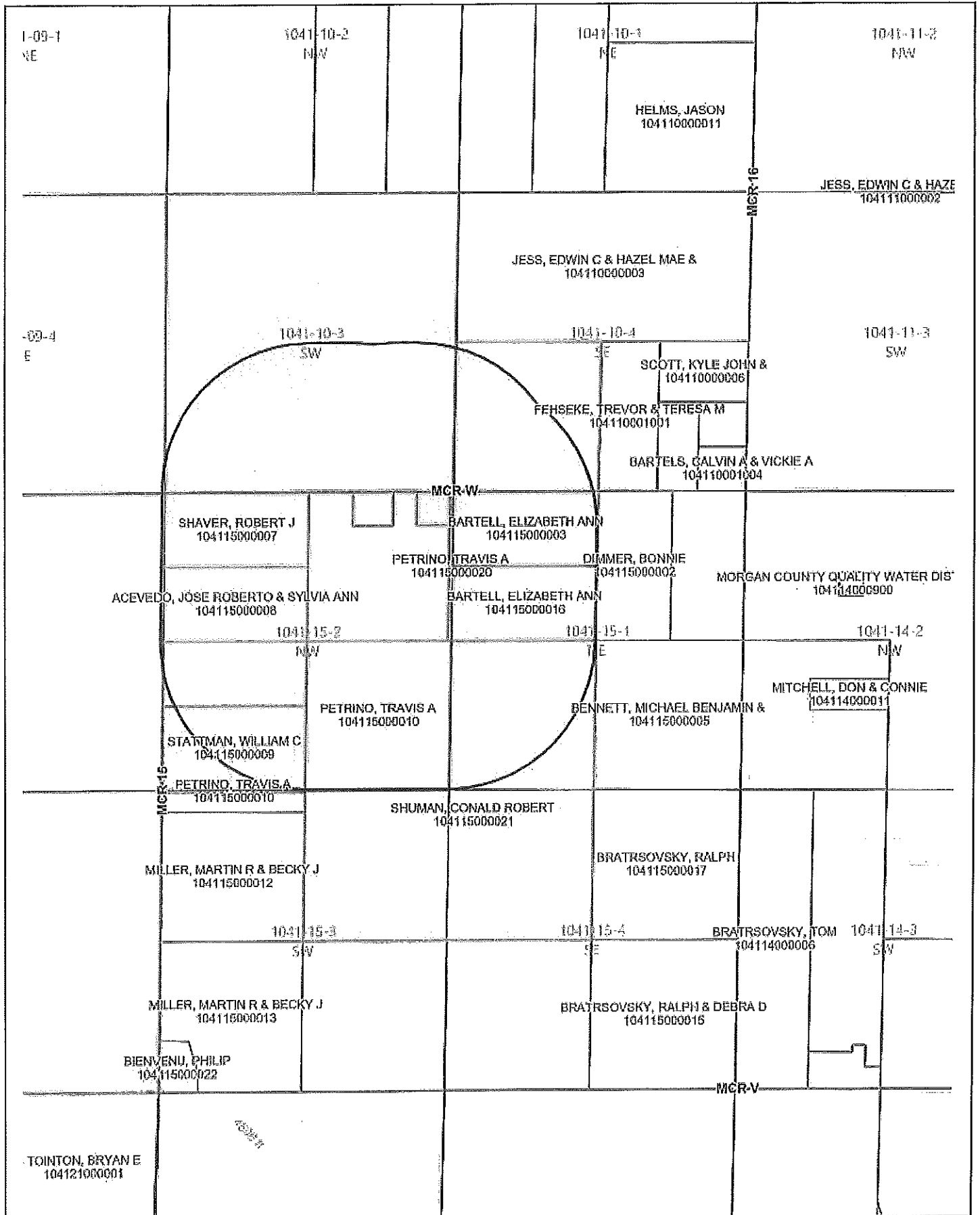
This application will be heard by the Planning Commission at a **public hearing on Monday, January 10, 2022 at 7:00 P.M.** and Board of County Commissioners at a **public meeting on Tuesday, February 1, 2022 at 9:00 A.M** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within $\frac{1}{4}$ 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, MPA CFM
Planning Administrator

Greene Becker Notification Area



BECKER, JOSHUA H &
GREENE, RHIANNON R
15426 CO RD W
WELDONA, CO 806538320

SHAVER, ROBERT J
21972 CO RD 15
WELDONA, CO 80653

ACEVEDO, JOSE ROBERTO & SYLVIA ANN
21868 CO RD 15
WELDONA, CO 80653

STATTMAN, WILLIAM C
21614 CO RD 15
WELDONA, CO 80653

PETRINO, TRAVIS A
21508 CO RD 15
WELDONA, CO 80653

J & K PARTNERSHIP LLC
10548 CO RD S
FORT MORGAN, CO 80701

BARTELL, ELIZABETH ANN
15724 CO RD W
WELDONA, CO 80653

LEBSOCK 13 FARMS LLLP
23250 CO RD 21
FORT MORGAN, CO 80701

BOSHELL, AMANDA & MATTHEW JAMES
21742 CO RD 15
WELDONA, CO 80653

SHUMAN, CONALD ROBERT
38539 CO RD 33
EATON, CO 80615

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S PUBLIC
HEARING TO REVIEW MINOR SUBDIVISION APPLICATION**

Notice is hereby given that on Monday, January 10, 2022 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held to consider the following application:

1.) Applicants and Landowners: Joshua H. Becker and Rhiannon R. Greene

Legal Description: Lots 1 and 2, Becker Minor Subdivision, being a part of the NE¼ of the NW¼ of Section 15, Township 4 North, Range 58 West of the 6th P.M. Morgan County, Colorado also known as 15360 and 15426 County Road W, Weldona, CO.

Request: Replat the 2-lot Becker Minor Subdivision into the 4-lot Greene-Becker Minor Subdivision - a total of 36.49 acres.

Date of Application: December 1, 2021.

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

To participate remotely you may connect via Zoom at:
<https://us02web.zoom.us/j/84756063391>

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. You may email permits_licensing@co.morgan.co.us to request items in the file to be emailed to you.

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

/s/ Charlotte Bolduc
Charlotte Bolduc
Planning Technician

Published: December 24, 2021

CHARLOTTE BOLDUC
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014005920
MY COMMISSION EXPIRES APRIL 9 2025



TECHNICAL

Right to Farm Policy
Application Fee Receipt
Tax Account Statement
Mineral Rights Notifications
Animal Counts

MINOR SUB AND PD APPLICATIONS TO ALSO INCLUDE:

Soil Map
Topography
Public Improvements
HOA & Covenants

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

Signature

Date

Printed Name

Address

11-8-21

Josh Becker

15426 Rd W

Weedon CO 80653

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.

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



MS2021-0009 | Minor Subdivision Permit

Receipt Number: 543100

December 01, 2021

Payment Amount: \$625.00

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	applicant	Charlotte Bolduc	4269

Comments

Assessed Fee Items

Fee items being paid by this payment

Date	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
12/01/21	Minor Subdivision 31-40.9 acres		\$625.00	\$625.00	\$0.00
Totals:			\$625.00	\$625.00	
Previous Payments					\$0.00
Remaining Balance Due					\$0.00

Permit Info

Property Address	Property Owner	Property Owner Address	Valuation
15426 CO RD W WELDONA, CO 80701	BECKER, JOSHUA H & GREENE, RHIANNON R	15426 CO RD W WELDONA, CO 80653-8320	

Description of Work
4 lot minor subdivision

Morgan County Treasurer

Statement of Taxes Due

Account Number R020426

Parcel 104115001002

Legal Description

Subd: BECKER MINOR SUB, WE (15-4-58) Lot: 02 S: 15 T: 4 R: 58 PARC NE1/4NW1/4

Situs Address

15426 CO RD W

Account: R020426
BECKER, JOSHUA H &
GREENE, RHIANNON R
15426 CO RD W
WELDONA, CO 80653-8320

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$3,880.96	\$116.43	\$0.00	(\$3,997.39)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 12/15/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 247 - RE 3

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.5120000	\$1,020.27	SINGLE FAMILY - LAND	\$66,640	\$4,760
ROAD AND BRIDGE FUND	7.5000000	\$392.17			
SOCIAL SERVICES FUND	2.0000000	\$104.58	SINGLE FAMILY - IMPS	\$664,760	\$47,530
FT MORGAN RURAL FIRE DIST	3.0330000	\$158.60			
FT MORGAN PEST CONTROL	0.2990000	\$15.63	Total	\$731,400	\$52,290
MORGAN CO QUALITY WATER	0.8240000	\$43.09			
NORTHERN COLO WATER CD	1.0000000	\$52.29			
RE 3 FORT MORGAN GENERAL FU	27.2040000	\$1,422.50			
RE 3 FORT MORGAN MILL LEVY	1.8890000	\$98.78			
RE 3 FORT MORGAN BOND REDEM	10.9590000	\$573.05			
Taxes Billed 2020	74.2200000	\$3,880.96			

*****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: morgancounty.colorado.gov



Charlotte Bolduc <cbolduc@co.morgan.co.us>

Mineral Rights

Josh Becker <joshbecker76@gmail.com>
To: Charlotte Bolduc <cbolduc@co.morgan.co.us>

Tue, Dec 7, 2021 at 1:12 PM

I have attempted to locate mineral right owners' addresses with no success.
Thank you
Josh Becker

On Tue, Dec 7, 2021 at 11:28 AM Charlotte Bolduc <cbolduc@co.morgan.co.us> wrote:
Write us an email stating that you have attempted to locate them.
Charlotte Bolduc
Planning Technician
Planning/Zoning Department
231 Ensign St.
Fort Morgan, CO 80701
970-542-3526
cbolduc@co.morgan.co.us

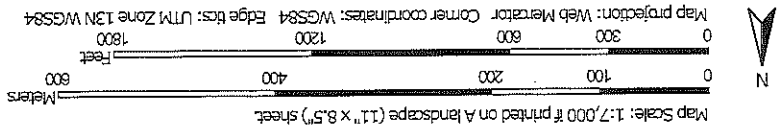
On Tue, Dec 7, 2021 at 9:24 AM Josh Becker <joshbecker76@gmail.com> wrote:
Charlotte what if I can't find addresses for the mineral rights owners?

Thank you
Josh Becker

































On Fri, Dec 3, 2021 at 9:49 AM Charlotte Bolduc <cbolduc@co.morgan.co.us> wrote:
Josh,

I have attached the list of the names that have potential mineral rights, Please try to contact them by mail. Then send us an email that states you have made an attempt to contact them. Thank you.

Charlotte Bolduc
Planning Technician
Planning/Zoning Department
231 Ensign St.
Fort Morgan, CO 80701
970-542-3526
cbolduc@co.morgan.co.us



MAP LEGEND

 Area of Interest (AOI)	 Soil Map Area
 Soil Map Unit Polygons	 Soil Map Unit Lines
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Ralls
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 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 22, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ascalon loamy sand, 0 to 3 percent slopes	99.7	39.3%
VmB	Vona loamy sand, 1 to 3 percent slopes	41.7	16.4%
VmC	Vona loamy sand, 3 to 5 percent slopes	4.2	1.7%
VmD	Vona-Dwyer loamy sands, 5 to 9 percent slopes	108.2	42.6%
Totals for Area of Interest		253.8	100.0%

COVENANTS AND RESTRICTIONS OF BECKER MINOR SUBDIVISION

A MINOR SUBDIVISION IN MORGAN COUNTY

WHEREAS: Joshua H. Becker and Rhiannon R. Greene are the owners of the following described real property situated in the county of Morgan, State of Colorado to wit: A parcel of land in the **NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M. COUNTY OF MORGAN, STATE OF COLORADO**

WHEREAS: Said owners are to maintain said real property according to county regulations.

NOW THEREFORE: BECKER MINOR SUBDIVISION, hereby declares the real property hereinafter described shall be used, held, transferred, sold and conveyed subject to the conditions, restrictions and easements hereinafter set forth, which shall inure to the benefit of and pass said property, and each and every parcel thereof shall apply to and bind the successors in interest, and any owner thereof.

The purpose of this indenture is to ensure the best use and most appropriate development and improvement of each building site thereof to protect owners of building sites against such use of surrounding building sites as will detract from the value of their property.

To preserve, so far as practicable, the natural beauty of said property to insure the highest and best development of said property; to prevent haphazard and inharmonious improvements of said building sites; and in general, to provide adequately for a high type and quality improvement in said property, and thereby to preserve and enhance the values of investments made by purchasers of the building sites therein.

RESIDENTIAL COVENANTS

- **LAND USE:** No part of the above described real property shall be occupied or used by any owner thereof except for residential purposes. Any use of the commercial land must be approved by majority land owner. No structure shall be erected, altered, placed or permitted to remain on any part of the above described real property other than one detached single-family dwelling not to exceed 2 stories in height, a private garage for each such dwelling for the owner or owners of such dwellings, one barn, plus not more than 2 other structures. Any variance to this must be approved by majority land owner. No temporary building, trailer, garage or building in the course of construction or other structure shall be used, temporarily or permanently, as a residence on any lot.
- **SEPTIC:** All Septic systems shall be built according to current County and State regulations.

- **NUISANCES:** No noxious or offensive activity shall be carried out upon any part of the above described property, nor shall anything be done thereof which may be or may become an annoyance or nuisance to the neighborhood.
- **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one name of property owner or one professional sign advertising the property for sale. Home occupation signs are allowed on the owners lot but not to exceed a 3ft. by 3 ft. size, and must be 50 feet from property line.
- **ANIMALS:** No commercial animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except livestock and animals used for 4-H projects or personal pleasure. No more than 1 large animal per acre lot will be allowed. The maximum number of Poultry/Fowl/ Game Birds/Rabbits/Fur-bearing animals will be one-half (1/2) of that allowed by the ER zone regulations. No pigs or hogs shall be kept upon the premises in any manner. Dogs, cats or other household pets may be kept provided that any number of pets in any combination do not exceed a total of seven and are not kept, bred or maintained for commercial purposes. Each lot owner shall be responsible to control such domestic pets in a reasonable manner and confined to their lot so as not to cause a nuisance to other lot owners or to cause property damage.
- **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and the owner of each respective lot will dispose of their own trash, garbage, and waste. No burning of trash shall be permitted on any lot.
- **VEHICLES AND MACHINERY:** No farm machinery or motor vehicles of any kind may be stored junked or other wise maintained in an inoperable condition in the subdivision. Only those vehicles and machines in good running condition, are permitted. No inoperable vehicles are allowed at any time unless that are stored inside a building.
- **APPEARANCE OF LOTS:** Each lot at all times shall be kept in a clean, sightly, and wholesome condition, no trash, litter, junk, boxes, containers, bottles, cans, shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot except as necessary during the period of construction. Implements, machinery, lumber, or other building materials shall be kept in a neat and orderly fashion.
- **FIREARMS:** No firearms or other dangerous or destructive instruments shall be used on any lot or parcel of said land in a reckless or dangerous manner.
- **SOIL AND EROSION:** Native grasses, low maintenance grasses, vegetation, or ground coverage must be maintained on each lot at a minimum of 75 per-cent of the lot size. This will help with soil erosion and water drainage.*The grass will be planted by the seller of the land and maintained from there on by the buyer of the land.
- **TREE BREAKS:** A tree break must be planted on the north boundary of each lot. It will be the owners of the lot responsibility to get tree break planted and maintained. Planting a tree break will help with heating costs and raise property values.
- **ARCHITECTURAL CONTROL:** All architectural control shall be governed by these Restrictive Covenants and Morgan County Regulations.
- **UTILITIES:** Electricity may be supplied by R.E.A. or electric company.

GENERAL PROVISIONS

- **ENFORCEMENT:** If a dispute arises relating to this contract, and is not resolved, the parties involved in such dispute (Disputants) shall first proceed in good faith to submit the matter to mediation. The Disputants will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. In the event the entire dispute is not resolved within thirty (30) calendar days from the date of written notice requesting mediation is sent by one Disputant to the other(s), the mediation, unless otherwise agreed, shall terminate. This section shall not alter any part of the covenants that were agreed upon. If an agreement is not met the following arbitration agreement will be effective:
- **ARBITRATION AGREEMENT:** The lot owners of Becker Minor agree that for sufficient consideration, the receipt of which is acknowledged, the parties shall submit to binding arbitration any and all disputes which they have now, whether of mature or unmatured, whether legal, equitable, statutory, contractual or tortious in nature, together with any disputes which they may have in the future. Such arbitration shall be under the rules of the American Arbitration Association, and shall be heard by a panel of three arbitrators. Such arbitration shall be final and conclusive and the arbitrators' award may be entered as a judgment in any court with jurisdiction to do so. Despite any future agreement which may be between the parties which may contain an integration clause, this agreement shall be deemed to be a part thereof whether or not specifically incorporated in any future agreements. The arbitrator shall have the discretion to award legal costs and fees, including counsel fees and any award as they may, by their discretion, determine to be just.
- **SEVERABILITY:** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other covenants or restrictions which shall remain in full force and effect.
- **COVENANTS:** These covenants are to run with the land, and shall be binding on all parties and persons claiming under them for a period of fifteen-years from March 1 2014. At that time they will be gone over by all property owners and voted on as to whether they shall continue for a fifteen year period.