

| PLANNING COMMISSION 6:00 P.M. | FEBURARY 27, 2024 |
JOHNSON MINOR SUBDIVISION

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MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

January 19th, 2024

Ryan L. & Jamia J. Johnson
525 Lincoln St
Fort Morgan, CO 80701
Sent via email:

Cheri K. Johnson
14285 Hwy 144
Fort Morgan, CO 80701

Dear:
Ryan L. & Jamia J. Johnson and Cheri K. Johnson

Your Application for a Minor Subdivision has been received by our office and will go to review and decision by the Planning Commission and the Board of County Commissioners. The hearing for the Planning Commission will be held on **February 27th, 2024 at 6:00 P.M.**

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

As per Section 2-390(B), notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide one sign for each hearing, for Hwy 144, it is up to you to post it.

Planning Commission sign notice dates: **Posted by February 16th, 2024**
Pictures and Affidavit by February 22nd, 2024

We will have the sign ready to be picked up in our office on February 9th, 2024.

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

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

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

FILE SUMMARY



**MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY**

Hearing date: February 27, 2024

**APPLICANT: Ryan and Jamia Johnson
LANDOWNER: Cheri Johnson**

This application is for a 2-lot Minor Subdivision of 40.73 acres located in the S½NW¼ and in the NE¼SW¼ of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 14285 Highway 144, Fort Morgan, CO 80701. The property is zoned agricultural production.

Lot 1 will be 16.06 acres and Lot 2 will be 24.67 acres. Lot 1 has an existing residence and Lot 2 is currently vacant.

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

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

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1) Northeast Colorado Health Department has issued a letter regarding onsite wastewater treatment systems on Lots 1 and 2.
 - 2) One Morgan County Quality Water tap exists for Lot 1 and one tap has been purchased for Lot 2.
 - 3) Both lots will be accessed from one permitted driveway off of State Highway 144.
 - 4) Property is located in the Morgan Fire District.
 - 5) Soil map was provided by the Natural Resources Conservation Service.
 - 6) The applicant notified the mineral rights owners.

7) Right to Farm notices were signed by the property owner and provided with the application.

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

Chapter 2, Plan Summary

Goal: Section 2.C.1- To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established.

Lot 1 has an existing residence and Lot 2 is currently vacant with proposed development of a single family home. Other larger parcels used as single family home sites are in the area. There is access to State Highway 144, Morgan County Quality Water, and Morgan County Rural Electric services.

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

All properties adjoining this proposed subdivision north of State Highway 144 are in the Agricultural Production District and consists of pasture and farm ground. The properties on the south side of State Highway 144 are zoned Estate Residential where there are several residences. Buffer is created by the road and/or distance.

All appropriate notice requirements have been completed.

Nicole Hay
Morgan County Planning Administrator

ORIGINAL SUBMITTAL

Original Application

Right to Farm



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

PERMIT # MS2024 - 0001

Date Received 12 / 27 / 23 Received By B
Fee: ☐ Administrative Review \$300 ☒ Full Review \$ 625.00
Ck/CC #: 2258 Paid 1 / 9 / 24
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 RYAN L. & JAMIA J. JOHNSON
Address 525 LINCOLN ST.
FT. MORGAN, CO 80701
Phone
Email

LANDOWNER

Name CHERI K. JOHNSON
Address 14285 HWY 144
FT. MORGAN, CO 80701
Phone (970) 380 0523
Email

SURVEYOR

Name Robert Thomas, PLS Email bob@thomas/s.com
Address 2619 W. 11th St. Suite 24 Phone (970) 222-3311
Greeley, CO 80634

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*

14285 HWY 144 Fort Morgan, CO 80701
Parcel #: 1041 - 280 - 00 - 006 Zone District: A
S: 28 T: 4 R: 58 5 1/2 NW 1/4 1/4
NE 1/4 SW 1/4
Total acreage in parcel: 48 (40.45 survey) Number of lots to be created: 2
Is property located within 1320' (1/4) of a livestock confinement facility? Y(N)

Distance and Direction to Nearest Community: 5 miles East on Hwy 144 to Fort Morgan

PRESENT use of property single family residential & agriculture
PROPOSED use of property New single family residential & agriculture

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

MINOR SUBDIVISION APPLICATION REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee:

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

-Made payable to Morgan County Planning & Zoning

☐ \$300 Administrative Review

OR

☐ \$_____ Full Review

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

11 - 20.9 acres\$575.00

21 - 30.9 acres\$600.00

31 - 40.9 acres\$625.00

41 - 60.0 acres\$650.00

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

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

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

Project Narrative:

☒ Narrative to include:

☒ Project Description

☒ Purpose of request, including minor subdivision criteria

☒ Additional information to show project's intent

☐ How project will relate to or impact existing adjacent uses

☐ All off-site impacts and proposed mitigation measures

☐ Development or implementation schedule of project

☐ General topography of land and potential hazards

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

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

☐ Is proposed subdivision located within a Fire District?

Site Plans/Maps:

☒ Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations Section 6-170 -- **must show the original exempted parcel and the parcel being created through this amendment** (SUBMIT ELECTRONICALLY)

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

☐ Include any **easements** required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

Proof of Ownership:

☒ Current title insurance commitment (within last 6 months)

☐ Names, addresses and phone numbers for all property owners

Utilities/Access

☒ Water- Must have "Will Serve Letter" for lots being subdivided

☒ **Septic System**

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

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

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

☒ **Ditch Company**- Proof of contact if there is a ditch on or next to your property
Fort Morgan Canal

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.

☐ Additional Information required by staff: _____

☐ # Paper Application Sets
One sided only please

☐ Digital Copy of Complete Application

LANDOWNER AND APPLICANT STATEMENTS

Property taxes must be current prior to processing application.

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

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

Ryan L. Johnson 12-26-23
Applicant Signature Date

Cheri Johnson 12-26-23
Landowner Signature Date

Jamia Johnson 12-26-2023
Applicant Signature Date

Landowner Signature Date

RYAN L. JOHNSON

CHERI K. JOHNSON

JAMIA J. JOHNSON

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

Cheri K. Johnson 12-26-23
Signature Date
CHERI K. JOHNSON
Printed Name
14285 Hwy 144
Address
FORT MORGAN CO 80701

RECEIPT

Morgan County

731 Ensign, Fort Morgan, CO 80701

(970) 542-3526



MS2024-0001 | Minor Subdivision Permit

Receipt Number: 544694

Payment Amount: \$625.00

January 16, 2024

Transaction Method	Payer	Cashier	Reference Number
Check	Cheri Johnson	Jenafer Santos	2258

Comments

Assessed Fee Items

Fee items being paid by this payment

Assessed On	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
1/16/24	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

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
14285 HWY 144 FORT MORGAN, CO 80701	JOHNSON, CHERI K	14285 HWY 144 FORT MORGAN, CO 80701	

Description of Work

Minor Subdivision application to subdivide off 24.67 acres from a 48 acre parcel of land. the applicants are proposing to construct a single family home on the subdivided lot.

APPLICANT NARRATIVE

Narrative:

Cheri K. Johnson Minor Subdivision
14285 Hwy 144

Purpose of the subdivision is to transfer ownership to Ryan and Jamia Johnson to secure financing to construct a single family home on Lot B in the future. A plat map and survey outlining Lot A and B has been conducted by Robert Thomas, PLS, and was digitally submitted to the planning office.

The next page is satellite photo labeled "narrative image" which shows:

- Green line approximate division into Lots A and B
- Blue line surface irrigation easement dedicated by plat
- Light Blue line shared driveway/access easement dedicated by plat
- Red dashed line future planned driveway for Lot B
- Red solid line future approximate homesite location

Attachments to application include:

- Plat map (submitted electronically)
- Title Insurance commitment Oct. 17, 2023
- Quality Water contract for service, engineering, copy bill Lot A and B
- Septic System will serve letter and Permit for Lot A
- Electric REA will serve letter and copy bill for Lot A
- CDOT driveway shared access permit
- Ditch company contact letter Fort Morgan Reservoir & Irrigation Co.
- Impact statement Morgan County Extension
- NRCS Soil report for subject property
- NRCS Soil Suitability - dwellings, septic absorption fields
- FEMA Flood hazard map showing property is not within flood zone
- Mineral ownership report, chain of title and proposed notification
- Right to Farm policy

Thank you for your help with this project.

Sincerely,

Ryan & Jamia Johnson

JOHNSON · NARRATIVE IMAGE



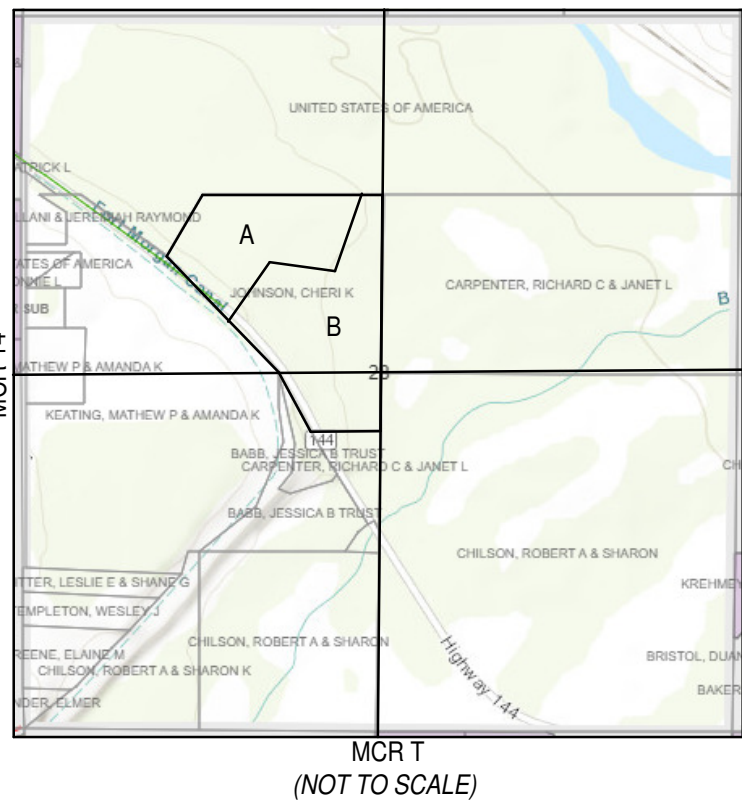
SITE PLAN / MAPS

CHERI K. JOHNSON MINOR SUBDIVISION

MINOR SUBDIVISION #MS2024-XXXX

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M.,
COUNTY OF MORGAN, STATE OF COLORADO

VICINITY MAP
SEC. 28 T4N R58W

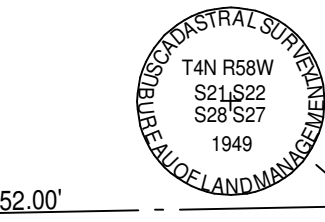


NORTHWEST CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
FOUND 2" O.D. PIPE WITH 3"
BLM BRASS CAP, STAMPED AS
INDICATED, FLUSH WITH GROUND

WEST SIXTEENTH CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
SET 30" #6 REBAR WITH 3 1/4"
ALUMINUM CAP, STAMPED AS
INDICATED, FLUSH WITH
GROUND

T4N R58W
S21
1/16 S28
2023
PLS 38353

NORTH QUARTER CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
CALCULATED POSITION BASED ON
BLM DEPENDENT RE-SURVEY DATED
MAY 26, 1950 - NO ACCESS GRANTED



NORTHEAST CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
FOUND 2" O.D. PIPE WITH 3" BLM
BRASS CAP, STAMPED AS INDICATED
FLUSH WITH GROUND

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED THOMAS PLS 35353
- CALCULATED POSITION
- SUBJECT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- ALIQUOT LINE
- FENCE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	16°31'08"	1855.81'	535.05'	533.20'	S 44°08'10" E
C2	08°45'24"	1855.81'	186.55'	186.47'	S 49°31'57" E
C3	10°45'35"	1855.81'	348.50'	347.99'	S 41°16'23" E
C4	01°19'53"	9055.68'	210.42'	210.42'	S 33°30'11" E

LEGAL DESCRIPTION - PROVIDED

(PROVIDED BY NORTHERN COLORADO TITLE SERVICES, CO., INC
TITLE COMMITMENT NO. NCT24805, DATED OCTOBER 13, 2023)

THAT PART OF THE SOUTH HALF NORTHWEST QUARTER AND THE
NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN
COUNTY COLORADO, BOUNDED BY ON THE NORTH BY THE
NORTHERLY LINE OF SAID SOUTH HALF NORTHWEST QUARTER;
ON THE EAST BY THE CENTER LINE OF SAID SECTION 28 AND BY AN
EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED
RECORDED IN BOOK 714 AT PAGE 910; ON THE SOUTH BY THE
EASEMENT IN BOOK 714 AT PAGE 10; AND ON THE WEST BY
COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY LINE OF
TRACT CONVEYED TO GEORGE W. AKERS BY DEED RECORDED
IN BOOK 63 AT PAGE 260.

FLOODPLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT
LOCATED WITHIN THE ZONE A FLOOD HAZARD BOUNDARY ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE
RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY
PANEL NO. 08087C0425E EFFECTIVE DATE: MAY 18, 2021.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF NORTHERN COLORADO TITLE
SERVICES COMMITMENT NO. NCT24805, DATED OCTOBER 13, 2023 AND DOES NOT
CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE
EASEMENTS OR TITLE OF RECORD. THOMAS LAND SURVEYING, LLC. RELIED ON SAID
COMMITMENT, EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS-OF-WAY. THIS
SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE
APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE
COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE
REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS
SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF
SURVEYOR.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND
SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A
CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508,
WHOMEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER
PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY
GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR
ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT
SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX
MONTHS, OR BOTH. 18 U.S.C. 1858 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

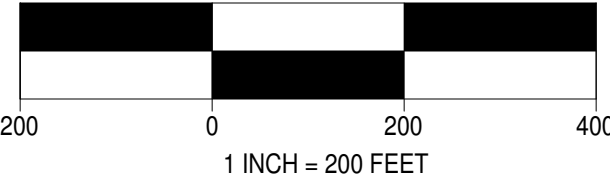
BASIS OF BEARING:

THE NORTH LINE OF THE SOUTH HALF OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP
4 NORTH, RANGE 58 WEST OF THE 6TH P.M., IS
ASSUMED TO BEAR NORTH 89°00'44" EAST
BEING A GRID BEARING OF THE COLORADO STATE
PLANE COORDINATE SYSTEM, NORTH ZONE,
NORTH AMERICAN DATUM 1983/2007, AND IS
MONUMENTED AS INDICATED.

NOTES:

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

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



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CHERI K. JOHNSON BEING THE OWNER OF
CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

(PROVIDED BY NORTHERN COLORADO TITLE SERVICES, CO., INC TITLE COMMITMENT NO.
NCT24805, DATED OCTOBER 13, 2023)

THAT PART OF THE SOUTH HALF NORTHWEST QUARTER AND THE NORTHEAST QUARTER
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH
P.M., MORGAN COUNTY COLORADO, BOUNDED BY ON THE NORTH BY THE NORTHERLY
LINE OF SAID SOUTH HALF NORTHWEST QUARTER; ON THE EAST BY THE CENTER LINE OF
SAID SECTION 28 AND BY AN EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED
RECORDED IN BOOK 714 AT PAGE 910; ON THE SOUTH BY THE EASEMENT IN BOOK 714 AT
PAGE 10; AND ON THE WEST BY COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY
LINE OF TRACT CONVEYED TO GEORGE W. AKERS BY DEED RECORDED IN BOOK 63 AT PAGE
260.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 40.73 ACRES, MORE OR LESS AND IS
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:

CHERI K. JOHNSON

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

DEDICATION STATEMENT:

I, CHERI K. JOHNSON, THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH
HALF NORTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHWEST QUARTER OF
SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN COUNTY
COLORADO, BOUNDED BY ON THE NORTH BY THE NORTHERLY LINE OF SAID SOUTH HALF
NORTHWEST QUARTER; ON THE EAST BY THE CENTER LINE OF SAID SECTION 28 AND BY AN
EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED RECORDED IN BOOK 714 AT PAGE
910; ON THE SOUTH BY THE EASEMENT IN BOOK 714 AT PAGE 10; AND ON THE WEST BY
COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY LINE OF TRACT CONVEYED TO
GEORGE W. AKERS BY DEED RECORDED IN BOOK 63 AT PAGE 260.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 40.73 ACRES, MORE OR LESS; HAVE
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS,
STREETS, ROADS, AND EASEMENTS TO BE KNOWN AS THE PLAT OF CHERI K. JOHNSON MINOR
SUBDIVISION, THE ACCESS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY
DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER
PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE
SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE
PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR
INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED
FACILITIES.

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:

CHERI K. JOHNSON

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COMMISSIONER'S CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 2023, BOARD OF
COUNTY COMMISSIONERS, MORGAN COUNTY COLORADO, THIS APPROVAL DOES NOT
GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY,
GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN
HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL
PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL
EXPENSES INVOLVING IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING,
LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD
PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS
THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND
NOT THE COUNTY OF MORGAN.

ATTEST: CLERK OF BOARD

CHAIRMAN

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS MINOR SUBDIVISION WAS PREPARED BY ME, OR UNDER MY
PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF,
BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE
SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF
THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS, AND MORGAN COUNTY, AND IS NOT A GUARANTEE OR
WARRANTY, EITHER EXPRESS OR IMPLIED.

ROBERT D. THOMAS
COLORADO PROFESSIONAL LAND SURVEYOR #38353

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

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

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


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

CLERK AND RECORDER

DEPUTY

PROOF OF OWNERSHIP

Current Title Insurance Commitment

	ALTA Commitment for Title Insurance
	ISSUED BY Stewart Title Guaranty Company
Commitment	

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (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; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (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.

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- (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.

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	ALTA Commitment for Title Insurance
	ISSUED BY Stewart Title Guaranty Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Office: Northern Colorado Title Services Co., Inc.
 Issuing Office's ALTA® Registry ID: 0044474
 Commitment No.: NCT24805
 Property Address: 14285 HIGHWAY 144, Fort Morgan, CO 80701

1. Commitment Date: October 13, 2023 at 08:00 AM

2. Policy or Policies to be issued:	AMOUNT:	PREMIUM:
ALTA Owners Policy (06/17/06)	TBD	\$200.00

Proposed Insured: TO BE DETERMINED

Other Charges:

TOTAL DUE: \$200.00

NOTE: A Minimum Fee of \$115.00 will be charged if file is cancelled.

3. On the effective date hereof, the estate described herein to be insured is Fee Simple, and is vested in:

CHERI K. JOHNSON

4. The Land referred to in the Commitment is described below or in Schedule C:

That part of the S1/2NW1/4 and NE1/4SW1/4 of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado, bounded on the North by the Northerly line of said S1/2NW1/4; on the East by the center line of said Section 28 and by an easement granted to Emory L. O'Connell by deed recorded in Book 714 at Page 910; on the South by the easement in Book 714 at Page 910; and on the West by Colorado State Highway 144 and by the Easterly line of tract conveyed to George W. Akers by deed recorded in Book 63 at page 260.

and commonly known as (for informational purposes only): 14285 HIGHWAY 144, FORT MORGAN, CO 80701

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SCHEDULE A
(Continued)


stewart
title guaranty company

Northern Colorado Title Services Co., Inc.

Authorized Signatory




Frederick H. Eppinger
President and CEO



Denise Carraux
Secretary

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	ALTA Commitment for Title Insurance
	ISSUED BY Stewart Title Guaranty Company
Schedule BI	

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
 - a. Proper Deed from CHERI K. JOHNSON to TO BE DETERMINED, conveying the land described herein.
 - b. The amount of Policy coverage must be provided to the Company.
 - c. 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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	ALTA Commitment for Title Insurance
	ISSUED BY Stewart Title Guaranty Company
Schedule BII	

SCHEDULE B, PART II
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.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
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 theretofore or hereafter furnished, imposed by law and not shown in 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.

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SCHEDULE B - PART II
(Continued)

8. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions or as provided by law, as contained in COLORADO STATE PATENT recorded DECEMBER 22, 1913 in Book 44 at Page 296, recorded NOVEMBER 12, 1913 in Book 82 at page 347, and recorded DECEMBER 22, 1913 in Book 82 at page 350.
9. An undivided 1/4 interest in and to all oil, gas and other minerals, together with the right of ingress and egress for the purpose of mining, drilling and removing said oil, gas and other minerals, as conveyed to Richard I. Drahn in Deed recorded November 7, 1958 in Book 608 at page 59, and any and all assignments thereof or interests therein.
10. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by C.A. Bresnahan in the Deed to Kenneth J. Flickner and Shirley A. Flickner recorded May 24, 1973 in Book 737 at Page 214, and any and all assignments thereof or interests therein.
11. Right of way for ROAD purposes as specified in that ROAD VIEWER'S REPORT recorded May 16, 1906 in Book 15 at Page 142.
12. The Fort Morgan Irrigation Company and rights of way therefor, as evidenced by instrument recorded February 4, 1883 in Map Book 4 at Page 105.
13. The Fort Morgan Canal and rights of way therefor, as evidenced by Map and Sworn Statement recorded April 11, 1910 in Map Book 2 at Page 20.
14. Right of way for a 60 foot road through the NE1/4SW1/4, SE1/4NW1/4 and SW1/4NW1/4 Sec. 28, Twp 4 N., Rge 58 W of the 6th P.M., as granted to the County of Morgan, Colorado by Frances J. Morell in the Deed dated March 6, 1914 recorded April 15, 1914 in Book 99 at page 307.
15. An undivided 1/2 interest in all oil, gas and other mineral rights, as conveyed by ETHEL M. WOLFF in the instrument to C.A. BRESNAHAN recorded MARCH 18, 1969 in Book 712 at Page 413, and any and all assignments thereof or interests therein.
16. 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; AND (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656.

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SCHEDULE B - PART II

(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-feed 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.

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SCHEDULE B - PART II

(Continued)

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. 3845-125(2) no person or entity that provides dosing 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(3)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of Insurance within the department of regulatory agencies.

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

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

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

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

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

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

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- e. Parties involved in litigation and attorneys, as required by law.
- f. Financial rating organizations, rating bureaus and trade associations.
- g. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your Information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

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

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

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this Privacy Notice at Collection for California Residents ("CCPA and CPRA Notice"). This CCPA and CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA and CPRA ("consumers" or "you"). All terms defined in the CCPA and CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

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

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

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

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

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

Use of Personal and Sensitive Personal Information

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

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

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

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

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

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

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

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

Your Consumer Rights and Choices Under CCPA and CPRA

Your Rights Under CCPA

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

Access to Specific Information and Data Portability Rights

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

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

Deletion Request Rights

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

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

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

Your Rights Under CPRA

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA and CPRA Notice.

Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

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

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

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

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

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

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

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

Response Timing and Format

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

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

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

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

Non-Discrimination

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

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

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPRA and CPRA Notice

Stewart reserves the right to amend this CCPA and CPRA Notice at our discretion and at any time. When we make changes to this CCPA and CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

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

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

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

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

UTILITIES / ACCESS

Water

Septic

Electric

Driveway Permit

**MORGAN COUNTY QUALITY WATER DISTRICT
CONTRACT FOR SERVICE**

Tap #**3008**
Eng. #**2019-14 - Node**
2590
Account #**005371**

NAME OF CUSTOMER Ryan & Jamia Johnson
BILL TO ADDRESS: 525 Lincoln St, Fort Morgan, CO 80701
TELEPHONE #:

Customer contract for Residential ☒ Multi-family Residential _____, or Commercial Potable _____ service with MORGAN COUNTY QUALITY WATER DISTRICT ("District") as follows:

A. Tap cost: Tap Equivalents X Total Tap Cost + Inclusion Fee + Line Reimbursement - Paid at Signing = Balance Due

Tap Equivalents	Plant Investment fee	Raw Water fee	Total Tap Cost	Inclusion Fee into MCQWD	Line Reimbursement	Paid at Signing	Balance Due
1	\$9,500	\$25,000	\$34,500			\$25,000	\$9,500
Line installation deposit to be paid at signing= n/a							

B. Upon signing this contract, Customer shall pay the raw water fee or transfer to the District raw water approved by the District, and Customer shall also pay a deposit for the line installation from the mainline to the meter in excess of 100 feet ("line installation deposit"). The tap cost includes installation of water meter pit and meter, which shall be located on property owned by Customer ("Property") at the Property line. Customer must pay the Balance Due on or before 12 months of the date of this contract or tap activation (installation of meter and provision of water), whichever is earlier, plus any additional costs for the line installation not covered by the deposit. If not paid in full, the meter shall not be installed, this contract shall be deemed null and void, the Customer shall forfeit all rights to the tap and water service and to any refund, and the District shall retain payments by Customer. Any unused portion of the line installation deposit shall be credited to Customer. **After six months, Customer shall pay the District's monthly base rate regardless of whether the tap is activated.**

C. In the event Customer is unable to secure the approval of a governmental body necessary to construct the project that will be served by the tap on or before six months from the date of this contract, or in the event Customer is unable to secure the approval of a governmental body necessary for inclusion into the District on or before ten months from the date of this Contract, then in either event, Customer may cancel the contract within 30 days from the expiration of said time periods and the total amount paid toward the total tap fee less engineering costs shall be refunded.

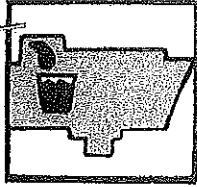
D. The tap, including the right to receive water service, shall be assigned to Property described on the attached Engineering Study, Exhibit A located in S1/2NW1/4 & NE1/4SW1/4 Section 28, Township 4, Range 58, 14285 Hwy 144, Parcel #104128000006. The tap cannot be sold or conveyed separate from the Property or transferred to any other property or physical location or use, except Customer may transfer the tap and right to receive water service to a subsequent owner of the Property upon the District's approval of an application for a transfer/assignment.

E. Customer hereby grants to the District a right of ingress and egress over and across the Property for the purpose of installation, construction, maintenance, repair and replacement, of all appurtenances necessary for distribution and service of water to the land of Customer. Fences or other obstructions shall not be erected or installed in any manner that would hinder access to meters for the purpose of reading or maintenance. The meter pit lid shall be secured to the meter pit at all times. Should the meter pit lid become dislodged and Customer not be able to fasten the lid securely, Customer shall contact the District office to request assistance in securing the lid.

F. Customer does not have the right to use any return flows from Customer's use of the tap. Only the District may claim and take credit for or otherwise use the return flows.

G. Customer will comply with the Rules and Regulations as from time to time are promulgated by the Board of Directors of the District. Current Rules and Regulations are available from the District upon request. If someone other than Customer occupies the Property and uses the tap, Customer shall remain responsible for compliance with this contract.

H. In the event that the Customer elects to terminate service, upon 30-days advance written notice by Customer of such action, the District may terminate this contract for service and the tap shall be considered abandoned.



Morgan County Quality Water District

P.O. Box 1218

FORT MORGAN, COLORADO 80701

Bus: (970) 867-3054

Fax: (970) 867-3055

October 1, 2020

Ryan & Jamia Johnson
525 Lincoln Street
Fort Morgan, CO 80701

Dear Ryan & Jamia

On October 31, 2019, you purchased 1 tap equivalent from Morgan County Quality Water. At that time, you paid the raw water portion for tap #3008. This letter is being sent to you as a courteous reminder that the remaining balance of \$9,500 is due by October 31, 2020.

If payment is not received by the due date, the contract will be void and any payments made will be forfeited. If you have any questions or need any additional information, please do not hesitate to contact our office at (970) 867-3054.

Sincerely,

Kent Pflager
General Manager

RYAN L. JOHNSON, DVM
PO BOX 1416
FORT MORGAN, CO 80701

2139
#2-394/1070

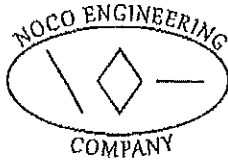
10-21-20 DATE

☒ PAY TO THE ORDER OF **MORGAN CTY QUALITY WATER** ☐ CHECK NUMBER

Nine thousand five hundred and no/1000 \$ 9,500.00 DOLLARS

FMS Bank 820 Sherman Street
Fort Morgan, CO 80701
Phone Number: 970-867-0310

FOR **Balance tap # 3008**



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

File No: 19-006.05

May 8, 2019

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

5-8-19
OKay
Km

ATTN: Kent Pflager, Manager

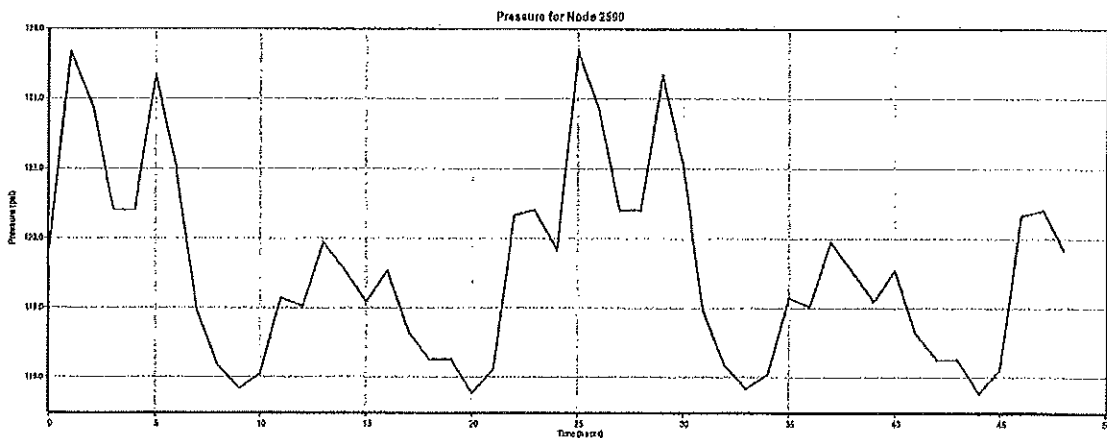
RE: Tap Request (2019-14 – Node 2590)

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Ryan Johnson	1 – 5/8" Tap	R14285 Hwy 144

The request is for one (1) 5/8" tap for a new residence. The proposed tap will connect to the existing six-inch (6") line on Hwy 144. The existing pressures in this area are between 115 and 126 psi. With the addition of the taps, the pressures range is modeled between 115 and 125 psi as shown below.



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

Location	Pressure Before Proposed Taps Added (psi)	Pressure After Proposed Taps Added (psi)
Wiggins Pump Station Inlet (#1140)	41.0	41.0
Road 23 (North End #2110)	71	71
North of Jackson Lake (#1921)	30	30
Northeast End of District (#2230)	88	87
Adams Co. (#1250)	30.0	30.0

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

System Improvements required to serve this request:

No.

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.

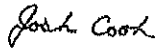
Master Plan Improvements recommended to serve this request: None.

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.

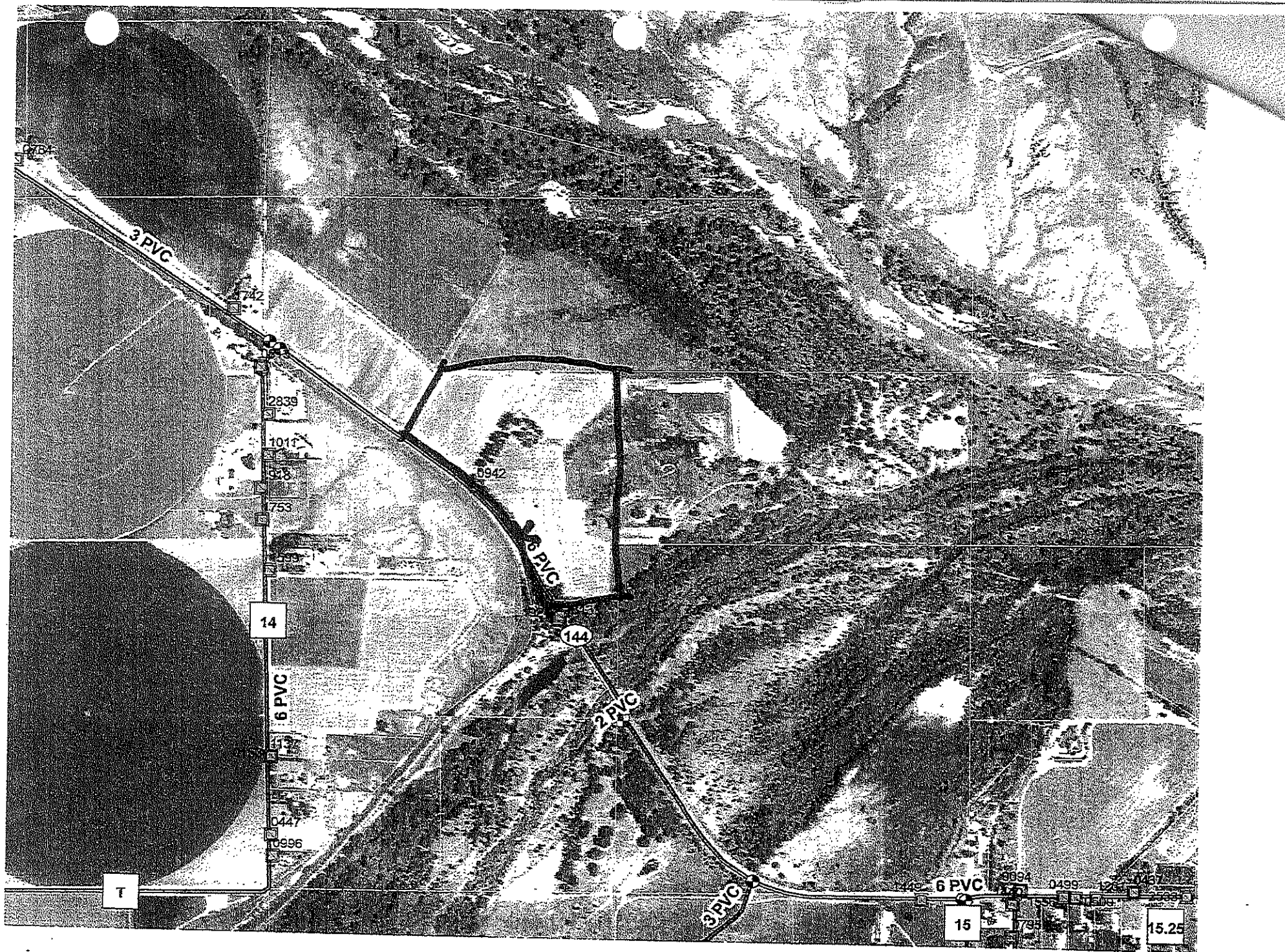
If you have any questions, please do not hesitate to call.

Sincerely,



Josh Cook, P.E.
President
NOCO Engineering Company

Attachment



MORGAN COUNTY QUALITY WATER

J. BOX 1218
FORT MORGAN, CO 80701
(970)867-3054

www.mcqwd.org

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

SRVC	PRESENT RDG	PREVIOUS RDG	USED	AMOUNT
PB WAT	978	976	2,000	32.02
Happy Thanksgiving You can view or pay your bill at www.mcqwd.org .				
ELECTRONIC PAYMENT - DO NOT PAY				

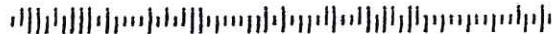
ACCOUNT #	ROUTE
3490.00	6
SERVICE FROM	SERVICE TO
09/22/2023	10/25/2023
DATE BILL MAILED	DAYS USED
10/30/2023	33
DUE DATE	NOW DUE
11/10/2023	32.02
RETURN SERVICE REQUESTED	REMIT AFTER DUE DATE
	32.02

PLEASE RETURN THIS STUB WITH PAYMENT

LEASE RETURN THIS STUB WITH PAYMENT		ACCOUNT #
		3490.00
SRVC ADDR	14285 HWY 144	
NOW DUE	DUE DATE	REMIT AFTER DUE DATE
32.02	11/10/2023	32.02

Cheri Johnson
14285 Hwy 144
Fort Morgan CO 80701-4847

Existing
property

**MORGAN COUNTY QUALITY WATER**

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

www.mcqwd.org

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

SRVC	PRESENT RDG	PREVIOUS RDG	USED	AMOUNT
PB WAT	0	0		28.00
Happy Thanksgiving You can view or pay your bill at www.mcqwd.org .				
ELECTRONIC PAYMENT - DO NOT PAY				

ACCOUNT #	ROUTE
5371.00	86
SERVICE FROM	SERVICE TO
06/01/2022	
DATE BILL MAILED	DAYS USED
10/30/2023	
DUE DATE	NOW DUE
11/10/2023	28.00
RETURN SERVICE REQUESTED	REMIT AFTER DUE DATE
	28.00

PLEASE RETURN THIS STUB WITH PAYMENT

PLEASE RETURN THIS STUB WITH PAYMENT		ACCOUNT #
		5371.00
SRVC ADDR	3008 Uninstalled	
NOW DUE	DUE DATE	REMIT AFTER DUE DATE
28.00	11/10/2023	28.00

Ryan & Jamia Johnson
14285 Hwy 144
Fort Morgan CO 80701

Purchased tap
Not yet installed





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

December 14th, 2023

Ryan Johnson
14285 Hwy. 144
Fort Morgan, CO 80701

Dear Mr. Johnson:

Northeast Colorado Health Department (NCHD) has no objection to the Cheri K. Johnson Minor Sub-division consisting of two lots located part of the S1/2 of the NW1/4 and the NE1/4 of the SW1/4 of Section 28, Township 4N, Range 58W of the 6th P.M., Morgan County, Colorado. Total acres involved are 40.35 net acres.

Lot A will be 16.06 net acres. Said lot currently has a residence at 14285 Hwy. 144, Fort Morgan, CO 80701, with an existing OWTS (permitted 2011 – M11-023). Potable water will be supplied by the Morgan County Quality Water District.

Lot B will be 24.29 net acres. Potable water will be supplied by the Morgan County Quality Water District.

Prior to building a residence on lot B, or if the existing OWTS on lot A were to fail, the owner(s) shall obtain from this office an application to install or repair an OWTS, and remit the appropriate fee. Construction of an OWTS shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations. Including, but not limited to, setback distances from wells, creeks, irrigation ditches, property lines, buildings, high water, floodway and other septic systems.

If there are any questions, please call me at (970) 867-4918 ext. 2226.

Sincerely,

A handwritten signature in black ink that reads "Jovita Gutierrez".

Jovita Gutierrez
Environmental Health Administrative Assistant
Northeast Colorado Health Department

Permit No. M11-023

NORTHEAST COLORADO HEALTH DEPARTMENT
PERMIT
TO INSTALL, ALTER, REPAIR OR MODIFY AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Cheri Johnson Date 7-1-11
Address of Property 14285 Hwy 144 Phone _____
(valid at this address)

From information submitted on the application and data from the site evaluation form, the following **minimum installation specifications** are required.

Septic Tank Existing gallons _____ Type of Absorption Rock or Pipe Sq feet 918 bed system
of infiltrators 706 # of trenches 3

In addition, this permit is subject to the following terms and condition, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: System can not be put in deeper than 24"
Due to high ground water (Rust line)

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

[Signature] Date 7-1-11
Northeast Colorado Health Department Representative

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD).

System Specifications as installed

Septic Tank 1500 gallons Type of Absorption Rock or Pipe
of infiltrators 717 # of trenches 5
Sq. Ft

Final Inspection Approval Bill Helms Date 7/7/11
NCHD Representative

Certification of Installation by _____ License # _____ Date _____
Engineer

GPS Locations:

Center of Septic Tank	Center of Leach Field	Well
<u>40° 17.143N</u>	<u>40° 17.155N</u>	
<u>103° 52.751W</u>	<u>103° 52.743W</u>	

The issuance of this permit does not imply compliance with other state, country, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to CRS 1973.25-10-111 (2).



Morgan County Rural Electric Association

734 Barlow Road • P.O. Box 738 • Fort Morgan, Colorado 80701

(970) 867-5688 • FAX: (970) 867-3277 • e-mail: customerservice@mcrea.org



A Touchstone Energy[®] Cooperative
The power of human connections[®]

October 17, 2023

Ryan Johnson

RE: Certification of Electric Power
NW ¼ of Sec 28, T4N, R58W
Ryan Johnson

This letter is in regard to a request to provide certification to the Morgan County Planning and Zoning Commission, that we can provide sufficient electric power for Ryan Johnson in the Northwest Quarter of Section 28, Township 4 North, Range 58 West.

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

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

Sincerely,

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



will serve letter
N/W 1/4 section 28
Township 4 North
Range 58 West



NNNN



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

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

TOTAL
AMOUNT DUE

\$138.46

AutoPay on
11/15/2023

See next page for bill details.

Account Information

Account #: 1591700
Customer Name: CHERI K JOHNSON
Statement Date: 11/01/2023
Current Bill Due Date: 11/15/2023
Mailing Address: 14285 HIGHWAY 144
FORT MORGAN CO 80701-4847

Balance Summary

Previous Balance	\$127.73
Payment(s)	-\$127.73
Balance Before Current Charges	\$0.00
Total Current Charges	\$138.46
Total Amount Due	\$138.46

IMPORTANT CUSTOMER INFORMATION

Capital credits checks are coming, and you have the opportunity to apply your credits directly to your bill! If you would like to see your patronage capital applied to your account, please call our office before November 20th and notify our billing department of your request. Did you know Morgan County REA gives high school students the chance to win a free trip to Washington D.C. and another to the Rocky Mountains? See the back of this bill to learn more!



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

Account Number	1591700
Statement Date	11/01/2023
AutoPay on 11/15/2023	\$138.46
AutoPay - Do Not Send Payment	

PAY BY PHONE: 877-495-6487

ONLINE: Check or credit/debit card at www.mcrea.org or
download the mobile SmartHub app.



CHERI K JOHNSON
14285 HIGHWAY 144
FORT MORGAN CO 80701-4847

4 268

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



COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 423130
			State Highway No / Mp / Side 144A / 24.030 / Left
Permit Fee \$50.00	Date of Transmittal 12/04/2023	Region / Section / Patrol / Name 4 / 01 / 24 Wiggins	Local Jurisdiction CDOT

The Permittee(s):

Cheri Johnson
 14285 Hwy 144
 Fort Morgan, 80701

The Applicant(s):

Ryan Johnson
 525 Lincoln Street
 Fort Morgan, Colorado 80701

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: On highway 144 approximately 1960 feet South of RD 14 on the Left (East) side of the roadway.

Access to Provide Service to: (Land Use Code)	(Size)	(Units)
210 - Single-Family Detached Housing 2 separate residents	20	ADT

Additional Information:

This access will be a shared access servicing two separate parcels. Any other redevelopment will require a new access permit.

MUNICIPALITY OR COUNTY APPROVAL

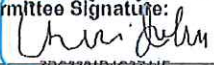
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title
-----------	------------	------	-------


Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Bruce Barnett with the Colorado Department of Transportation, at (970) 381-1742 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

DocuSigned by: Permittee Signature: 	Print Name Cheri Johnson	Date 12/5/2023 12:51 PM MST
Co-Permittee Signature: (if applicable)	Print Name	Date

This permit is not valid until signed by a duly authorized representative of the Department.

COLORADO DEPARTMENT OF TRANSPORTATION			
Signature 	Print Name Mike Shepherd	Title Assistant Access Manager	Date (of issue) 12/5/2023 1:58 PM MST

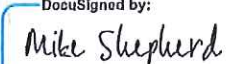
Copy Distribution:

Required:
 1.Region
 2.Applicant

3.Staff Access Section
 4.Central Files

Make copies as necessary for:
 Local Authority
 Inspector
 MTCE Patrol
 Traffic Engineer

Previous editions are obsolete and may not be used
 Page 1 of 3 CDOT Form #101 5/07

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS CODE NOTICE TO PROCEED		CDOT Permit No. <div style="text-align: center;">423130</div>		
		State Highway/Mile Post/Side <div style="text-align: center;">144A / 24.03/Left</div>		
		Local Jurisdiction <div style="text-align: center;">CDOT</div>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Permittee(s): Cheri Johnson Cheri Johnson 14285 Hwy 144 Fort Morgan, 80701 </td> <td style="width: 50%; vertical-align: top;"> Applicant: Ryan Johnson Ryan Johnson 525 Lincoln Street Fort Morgan, Colorado 80701 </td> </tr> </table>			Permittee(s): Cheri Johnson Cheri Johnson 14285 Hwy 144 Fort Morgan, 80701	Applicant: Ryan Johnson Ryan Johnson 525 Lincoln Street Fort Morgan, Colorado 80701
Permittee(s): Cheri Johnson Cheri Johnson 14285 Hwy 144 Fort Morgan, 80701	Applicant: Ryan Johnson Ryan Johnson 525 Lincoln Street Fort Morgan, Colorado 80701			
<p>The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.</p> <p>This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction, or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.</p> <p>Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.</p> <p>All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.</p> <p>Both the Access Permit and this Notice To Proceed shall be available for review at the construction site.</p> <p>This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate.</p>				
Municipality or County Approval (When the appropriate local authority retains issuing authority)				
By (X)	Title	Date		
This Notice is not valid until signed by a duly authorized representative of the Department Colorado Department of Transportation				
By (X)	DocuSigned by:  Mike Shepherd	Title Assistant Access Manager		
Date 12/5/2023 2:17 PM MS				

Copy distribution: Required:
 Region (original)

Make copies as necessary for:
 Local Authority Inspector

Form 1265 8/98, 6/99

State Highway Access Permit
Attachment to Permit No. 423130 - Additional Terms and Conditions

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1. If there are any questions regarding this permit, please contact Mike Shepherd at 970-324-4823.
2. The Permittee or the contractor shall notify Bruce Barnett at (970) 381-1742 at least two working days prior to beginning any access improvements or construction of any kind within the State Highway right-of-way. Failure to comply with this requirement may result in revocation of this permit.
3. The Permittee shall request final inspection by Bruce Barnett at (970) 381-1742 within 10 days following the completion of access construction, and prior to authorized use. The Permittee or their representative shall be present.
4. A fully executed complete copy of this permit must be on the job site with the contractor at all times during construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the Department inspector or the issuing authority.
5. The Permittee shall refer to all additional standard requirements included with this permit and any enclosed additional terms, conditions, exhibits, and noted attachments.
6. All communications related to the deliberative process are considered to be part of the permit.
7. Incorporated as part of this permit are the following:
 - Application for Access Permit (CDOT Form No. 137)
 - Permit (CDOT Form No. 101) and its attachments
 - Exhibits:
 - "A" – Access Plan
 - "B" – Vicinity Map
8. This permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), and is based upon the information submitted by the Permittee. This permit is only for the use and purpose stated in the Application and Permit. Any changes in traffic volumes or type, drainage, or other operation aspects may render this permit void, requiring a new permit to be applied for based upon the existing and anticipated future conditions.
9. All work is to conform to the plans referenced by this permit on file with the Department or as modified by this permit. (If discrepancies arise, this permit shall take precedence over the plans.) The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and any other elements which shall be confirmed and correlated at the work site. The Department, through the approval of this document, assumes no responsibility for the completeness and/or accuracy of the plans.
10. The Permittee is responsible for obtaining any necessary additional federal, state, and/or city/county permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.

State Highway Access Permit
Attachment to Permit No. 423130 - Additional Terms and Conditions

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11. The Permittee is responsible for the resolution of any unforeseen circumstances.
12. The State requires a Certificate of Insurance prior to commencing any work on the State Highway right-of-way. Policies shall name the State of Colorado as additional insured party. All vendors, contractors, and utility companies shall procure, at their own expense, and maintain for the duration of the work period, the following minimum insurance coverages:
 - A. Standard workman's compensation and employer's liability, including occupational disease, covering all employees engaged in performance of the work at the site, in the amount required by State Statutes.
 - B. Comprehensive general liability in the amount of \$600,000 combined single limit bodily injury and property damage, each occurrence and \$2,000,000 annual aggregate.
 - C. Automobile liability in the amount of \$1,000,000 combined single limit bodily injury and property damage, for each accident.

Certificates of Insurance showing compliance with these provisions shall be attached to and made a part of this permit and be available on the site during construction.

13. All costs associated with the installation of this access are the responsibility of the Permittee. This includes design, construction, signing and striping, utility relocation, testing of materials, and inspections. In the event a signal is warranted in the future, CDOT will not participate in any fashion with that signal installation, including financially.
14. The Department will not participate in any costs related to the design and installation of a traffic signal, should one be warranted or approved at this access location or any other serving this development.
15. The development of this property shall not negatively impact adjacent nearby properties. Correction of the problem and cost resulting from damages shall be borne by the Permittee.
16. It is the responsibility of the Permittee to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly for the appropriate agency prior to commencing work. Please refer to or request a copy of the "CDOT Environmental Clearance Information Summary" (ECIS) for details. The ECIS may be obtained from the CDOT Permitting Offices or may be accessed via the CDOT Planning/Construction-Environmental Guidance webpage at <http://www.dot.state.co.us/environmental/Forms/asp>. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN THE SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.

ALL discharges are subject to the provisions of the Colorado Water Quality Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.

State Highway Access Permit

Attachment to Permit No. 423130 - Additional Terms and Conditions

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Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environmental (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System Permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air condition condensation, irrigation water, springs, footing drains, waterline flushing, flows from riparian habitats and wetlands, and flow from fire-fighting activities.

ANY OTHER DISCHARGES, including storm water discharges from industrial facility or construction sites, may require Colorado Discharge Permit System permits from CDPHE before work begins. For additional information and forms, go to the CDPHE website at: <http://cdphe.state.co.us/wq/PermitsUnit/wqu>.

17. Should any excavation encounter plant or animal fossils, the remains of historic or prehistoric structures, artifacts, (pottery, stone tools, arrowheads, etc.), the work shall be stopped and the Permittee shall notify the Department inspector.
18. Survey markers or monuments must be preserved in their original positions. Notify the Department at (970) 350-2173 immediately upon damage to or discovery of such markers or monuments at the work site. Any survey markers or monuments disturbed during the permitted work shall be repaired and/or replaced immediately at the expense of the Permittee.
19. Landscaping and site construction shall not obstruct sight distance at any State Highway access point. Landscaping within the State Highway right-of-way requires the Permittee to obtain a CDOT Landscaping Permit from the Traffic/Access Section. The access permit does not authorize that activity. Irrigation of features within the right-of-way may require the Permittee to install a subsurface drain in accordance with CDOT Standard M-605-1 or other approved system. The Permittee shall contact Allyson Young at the Greeley Traffic Office, (970) 381-8995, to obtain the Landscaping Permit.
20. This permit is subject to revocation due to: 1) Noncompliance with the provisions of this permit; 2) Abandonment; 3) Supersededure by new permit covering the same installation; or 4) Conflict with necessary planned highway construction and/or improvements. The permittee shall promptly terminate occupancy upon notice of cancellation of the permit from the Department, unless a new permit is applied for and granted.
21. The Department inspector may suspend work due to: 1) Noncompliance with the provisions of this permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department Inspector.

State Highway Access Permit

Attachment to Permit No. 423130 - Additional Terms and Conditions

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22. If necessary, minor changes, corrections, and/or additions to this permit may be ordered by the Department inspector, other Department representative or local authority to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the plan must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
23. Reconstruction and improvements to the access may be required when the Permittee has failed to meet the required design and/or material specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee is responsible for all such repairs.
24. The Department retains the right to perform any necessary maintenance work in this area.
25. Routine, periodic maintenance and emergency repairs may be performed within the State Highway right-of-way, under general terms and conditions of the permit. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, will require written authorization from the Department. The Department shall be given proper advance notice whenever maintenance work will affect the movement or safety of traffic on the State Highway. In an emergency, the Department Region Office and the State Patrol shall immediately be notified of possible hazards.
26. Access construction methods and materials shall conform to the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction (current edition).
27. All materials, equipment, installation, construction, and design, including the auxiliary lane(s) and intersection improvement(s) within the State Highway shall be in accordance with the following Department standard references as applicable.
 - A. State Highway Access Code, 2 CCR601-1
 - B. Roadway Design Manual
 - C. Materials Manual
 - D. Construction Manual
 - E. Standard Specifications for Road and Bridge Construction, latest edition
 - F. Standard Plans (M&S Standards)
 - G. Manual on Uniform Traffic Control Devices (M.U.T.C.D.) for Streets and Highways and the Colorado Supplement thereto
 - H. A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), latest edition
 - I. AASHTO Roadside Design Guide
 - J. Institute of Transportation Engineer's Trip Generation Manual, 6th Edition

Some of the reference materials listed above (A through E) may be purchased from:
Colorado Department of Transportation
Bid Plans Room

State Highway Access Permit
Attachment to Permit No. 423130 - Additional Terms and Conditions

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4201 East Arkansas Avenue
Denver, CO 80222-3400
(303) 757-9313

The State Highway Access Code may be purchased from:
The Public Records Corporation
1666 Lafayette Street
PO Box 18186
Denver, CO 80218
(303) 832-8262

The website address is: www.cdot.gov

28. All workers within the State Highway right-of-way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations – including, but not limited to, the applicable sections of 29 CFR Part 1910 – Occupational Safety and Health Standards and 29 CFR Part 1926 – Safety and Health Regulations for Construction.

At a minimum, all workers in the State Highway right-of-way, except when in their vehicles, shall wear the following personal protective equipment:

- Head protection that complies with the ANSI Z89.1-1997 standard;
- At all construction sites or whenever there is danger of injury to feet, protective footwear that complies with the ANSI Z41-1999 standard will be worn
- High visibility apparel as specified in the Traffic Control provision of this permit (at such a minimum ANSI/ISEA 107-1999, Class 2).

Where any of the above referenced ANSI standards have been revised, the most recent version of the standard shall apply.

29. No work will be allowed at night, or on Saturdays, Sundays, and legal holidays without prior authorization from the Department. The Department may also restrict work within the State Highway right-of-way during adverse weather conditions.
30. No construction vehicles shall be parked, or construction materials/equipment stored, on the State Highway right-of-way overnight.
31. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in forward movement. Backing into the right-of-way shall be considered a violation of the terms and conditions of the access permit and may result in revocation of the permit by the Department and/or the issuing authority.
32. Traffic detours or lane closures will not be allowed, unless pre-approved by the Department.

State Highway Access Permit
Attachment to Permit No. 423130 - Additional Terms and Conditions

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33. Two-way traffic shall be maintained throughout the work area at all times unless specific written authorization is obtained from the Department. Construction traffic control devices, when not in use, shall be removed or turned away from traffic. Devices must be stored outside of the roadway clear zone per the latest AASHTO guidelines.
34. Cattle guards are not permitted in State Highway right-of-way.
35. Any fencing modifications should follow the included Standard M-607-1 sheets 1 through 3. Permittee will be required to obtain a highway right-of-way fence agreement for a special fence if the Permittee desires to remove the existing standard highway fencing in this area.

When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with the Department's M-607-1 standard, before the fence is cut to prevent slacking of the remaining fence. All posts and wire removed shall be returned to the Department.
36. All required access improvements shall be installed prior to the herein authorized use of this access. Failure to do so will result in the appropriate legal action from the Department, up to Permit Revocation.
37. The access shall be maintained as per Exhibit "A".
38. The access shall be constructed perpendicular to the travel lanes of the State Highway for a minimum distance of 40 feet, and shall slope down and away from the adjacent pavement edge at a rate of 2% grade for a minimum of 20 feet.
39. Surfacing of the access shall be completed as per Exhibit "A".
40. No paved surface shall be cut unless specified in this permit. Asphalt removal shall be saw cut to assure a straight edge for patching. Full panel concrete replacement is required for any concrete work.
41. The new State Highway pavement shall slope on the same plane as the present pavement surface.
42. If frost, water, or moisture is present in the subgrade, no surfacing materials shall be placed until all frost, water, or moisture is gone or removed.
43. The access shall be maintained in such a manner that will not cause water to enter onto the roadway, and will not interfere with the existing drainage system within the State Highway right-of-way. Drainage to the State Highway right-of-way shall not exceed historical rate of flow.

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application
acceptance date:

Instructions:

**Please print
or type**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>

1) Property owner (Permittee) Cheri Johnson		2) Applicant or Agent for permittee (if different from property owner) Ryan Johnson	
Street address 14285 Hwy 144		Mailing address 525 Lincoln Street	
City, state & zip Fort Morgan, CO 80701	Phone #	City, state & zip Fort Morgan, CO 80701	Phone # (required)
E-mail address		E-mail address if available	
3) Address of property to be served by permit (required) 14285 Hwy 144 and new address to be determined with minor subdivision			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county Morgan subdivision * see attached block lot section 28 township 4N range 58W			
5) What State Highway are you requesting access from? 144		6) What side of the highway? <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 130 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from:		How many feet is the proposed access from the nearest cross street? ~1900 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: County Road 14	
8) What is the approximate date you intend to begin construction? 7/1/2024			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated:) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use Single family residential, agriculture			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? n/a			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
n/a			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
Single family residential	1		
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input checked="" type="checkbox"/> average daily volumes.		# of passenger cars and light trucks at peak hour volumes	# of multi-unit trucks at peak hour volumes
		15	0
# of single unit vehicles in excess of 30 ft.		# of farm vehicles (load equipment)	Total count of all vehicles
0		0	15

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at:

<https://www.codot.gov/business/civilrights/ada/resources-engineers>

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

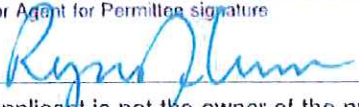

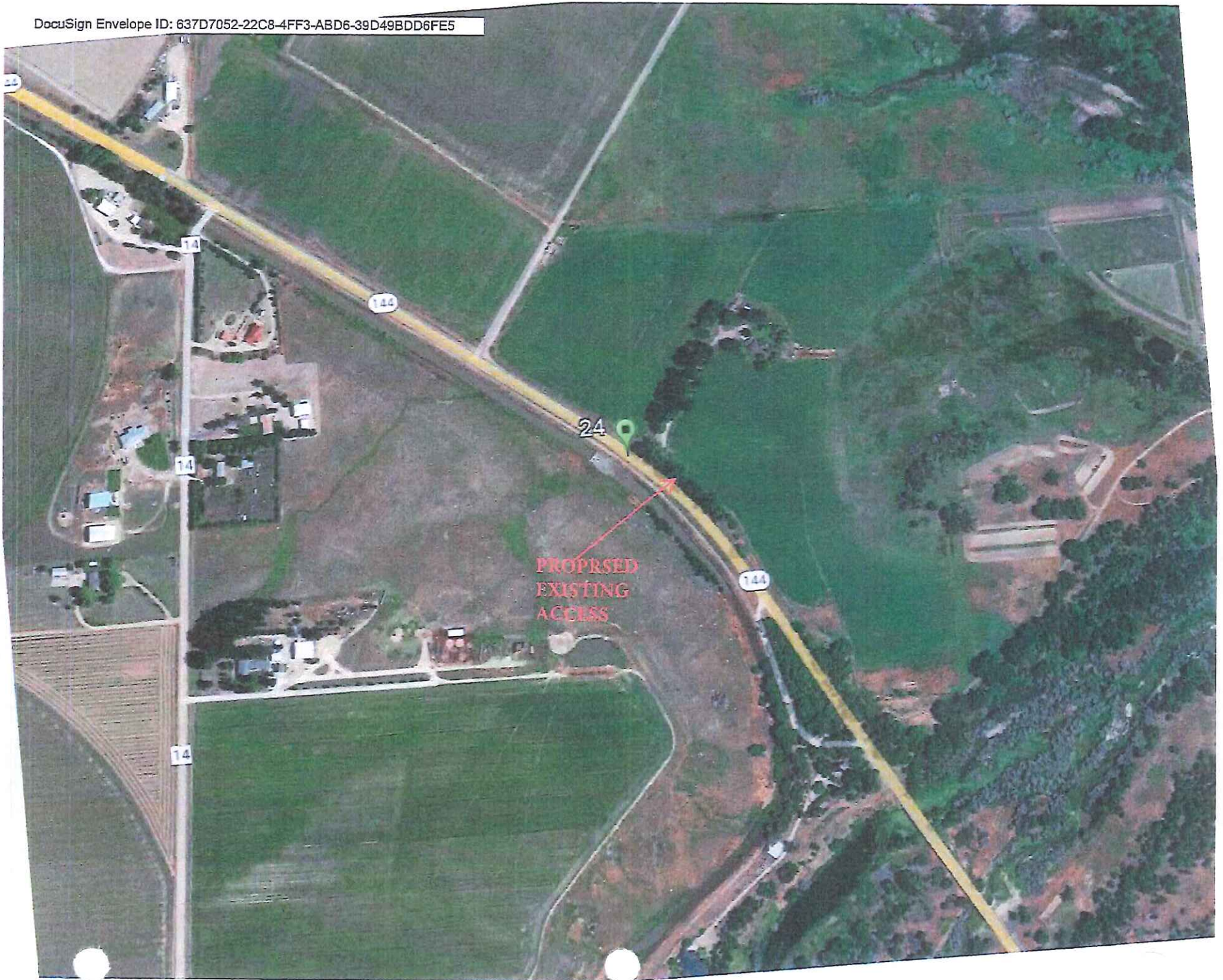
Applicant or Agent for Permittee signature 	Print name Ryan Johnson	Date 11/13/2023
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature 	Print name Cheri Johnson	Date 11/13/2023



EXHIBIT - A

HWY 144

NORTH



Johnson 14285 Hwy 144 - Attachment 1

Proposed minor subdivision for new residential single family construction, with application for a change to the existing access to a shared access of existing driveway.

Green X - Mile marker 24

Blue X - Existing access at 14285 Hwy 144

Red X - Proposed construction site

Green line - Proposed property subdivision line, centered on existing driveway at Hwy 144



ADDITIONAL APPLICATION INFORMATION

Ditch Company Notification

Impact Statement

Soil Map

Mineral Notification

Tax Account Statement

emailed pdf

FORT MORGAN RESERVOIR & IRRIGATION COMPANY

Telephone (970) 867-7561
fmrco@outlook.com

218 East Kiowa Avenue
Post Office Box 38
Fort Morgan, CO 80701

December 12, 2023

Morgan County Planning and Zoning
Post Office Box 596
Fort Morgan, CO 80701

RE: CHERI JOHNSON (14285 Hwy 144, Fort Morgan) Subdivision Exemption Application

The Fort Morgan Reservoir and Irrigation Company owns and operates an irrigation canal that crosses Section 28, Township 4 North, Range 58 West. The canal is south of the proposed application.

The Fort Morgan Canal has been in existence and operation since the late 1800's, for over 100 years. FMRICo will continue to operate and maintain the Fort Morgan Canal and its structures as has historically been done for the benefit of the shareholders of the Company.

While the proposed subdivision exemption is not adjacent to the Fort Morgan Canal, FMRICo would like to ensure that property owners are aware of the operations of the Company and the dangers of the canal as they relate to property owners near the canal.

The Company's right-of-way is 150', or 75' from the center of the ditch on each side, or whatever is necessary for repair, maintenance, and/or operation of the canal.

Maintenance is done in and next to the canal as needed, and at any time of the year. It includes, but is not limited to, weed burning and/or spraying, tree and shrub spraying and/or removal and placement on the ditch right-of-way, removing silt and debris from the ditch and placing it on the right-of-way, and maintenance of the ditch roads as needed.

The Company does not allow anything to be dumped into the ditch, including, but not limited to, runoff water, trash, leaves, and lawn clippings. The Company will not allow anything to be placed on the right-of-way.

Water may be in the ditch year-round and can be a hazard to children and animals. The Company does not allow swimming, floating, etc. in the ditch due to the increased liability that these activities cause the Company.

Please contact us if you have any questions concerning this matter. Thank you.

Sincerely,
FORT MORGAN RESERVOIR & IRRIGATION COMPANY

Cynthia Lefever

Cynthia Lefever

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

CHERI JOHNSON is applying for a Minor Subdivision or Planned Development
(landowner)
consisting of 1 lots totaling 24.38 acres. Landowner is Proposing to allow ~~20~~ animal units
per acre, or 20 animal units per lot.

Location and/or address of site: 14285 HWY 144

Driving direction from Fort Morgan: 5 MILES WEST
FORT MORGAN ON HWY 144

Date application is due in Planning Dept.: _____

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

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

EXTENSION AGENT USE ONLY:

Approval of animal units as proposed: yes Recommended maximum animal units: 20

Comments: 20 AU per Lot B.

Signature: Martin Eisenack Date: 12/10/2023



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Morgan County, Colorado**



October 16, 2023

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

How Soil Surveys Are Made

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

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

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

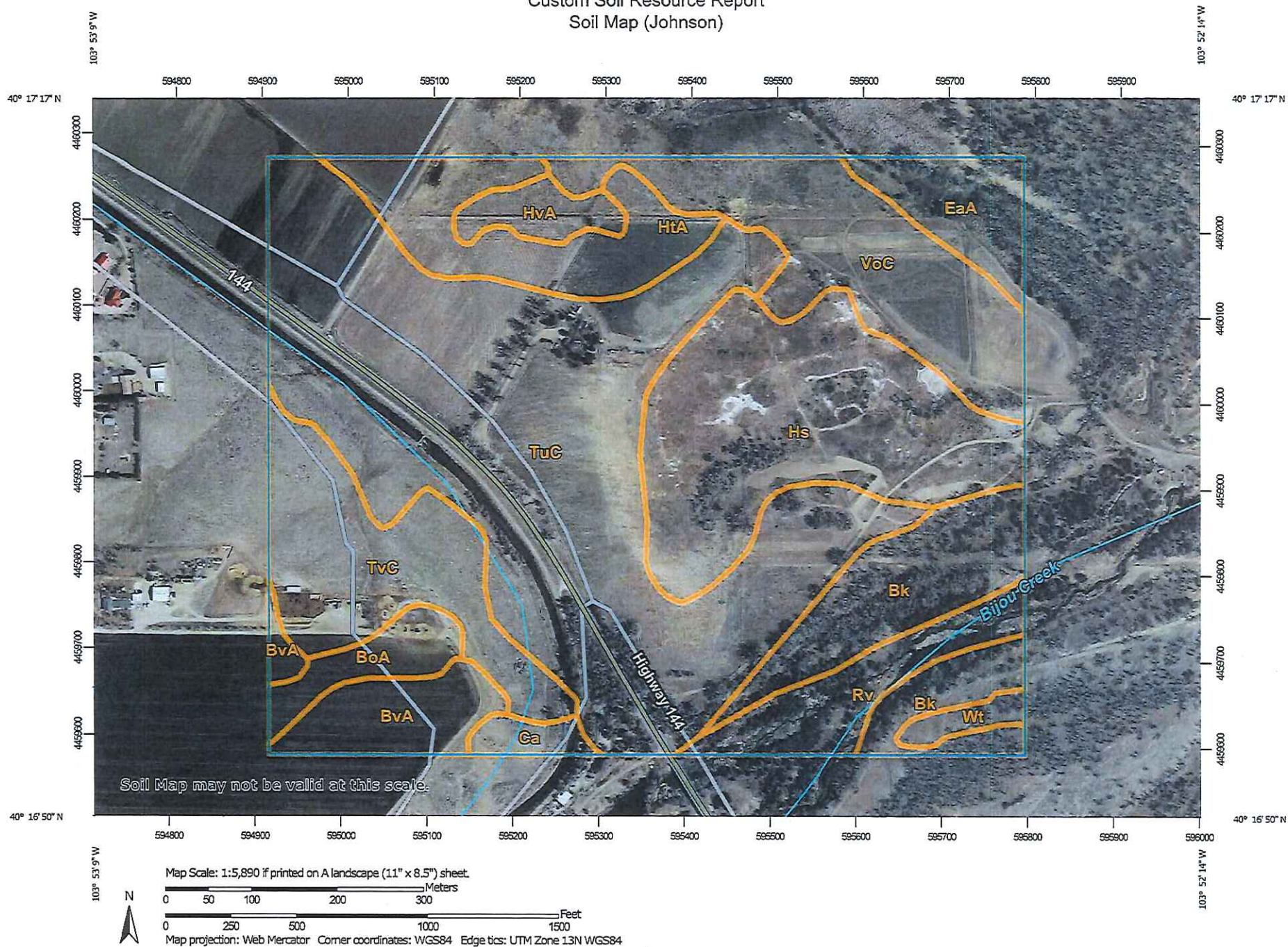
Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations,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

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

Custom Soil Resource Report

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

Custom Soil Resource Report Soil Map (Johnson)



Map Unit Legend (Johnson)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bk	Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded	12.4	8.2%
BoA	Bljou sandy loam, moderately deep, 0 to 1 percent slopes	3.2	2.1%
BvA	Bresser sandy loam, 0 to 3 percent slopes	5.6	3.7%
Ca	Cascajo soils and gravelly land	1.4	0.9%
EaA	Ellicott-Ellicott sandy-skeletal complex, 0 to 3 percent slopes, rarely flooded	4.8	3.2%
Hs	Heldt clay, saline	22.5	14.8%
HIA	Heldt clay loam, 0 to 1 percent slopes	9.7	6.4%
HvA	Heldt sandy loam, 0 to 1 percent slopes	2.5	1.6%
Rv	Riverwash	6.0	4.0%
TuC	Truckton loamy sand, 3 to 5 percent slopes	54.5	35.9%
TvC	Truckton soils, 3 to 9 percent slopes	13.1	8.6%
VoC	Vona sandy loam, 3 to 5 percent slopes	15.0	9.8%
Wt	Wet alluvial land	1.2	0.8%
Totals for Area of Interest		152.0	100.0%

Map Unit Descriptions (Johnson)

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

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

Custom Soil Resource Report

of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

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

Custom Soil Resource Report

Description of Glenberg, Rarely Flooded

Setting

Landform: Ephemeral streams, flood-plain steps
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Stratified, calcareous alluvium

Typical profile

A - 0 to 6 inches: sandy loam
AC - 6 to 18 inches: sandy loam
C1 - 18 to 45 inches: sandy loam
C2 - 45 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: A
Ecological site: R067BY031CO - Sandy Bottomland
Hydric soil rating: No

Minor Components

Las animas, occasionally flooded

Percent of map unit: 10 percent
Landform: Flood plains, ephemeral streams
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R067BY038CO - Wet Meadow
Hydric soil rating: No

Ellicott sandy-skeletal, occasionally flooded

Percent of map unit: 5 percent
Landform: Channels, flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R067BY031CO - Sandy Bottomland
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Altvan

Percent of map unit: 10 percent

Hydric soil rating: No

BvA—Bresser sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2swl0

Elevation: 4,050 to 6,800 feet

Mean annual precipitation: 12 to 18 inches

Mean annual air temperature: 45 to 55 degrees F

Frost-free period: 135 to 190 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Bresser and similar soils: 90 percent

Minor components: 10 percent

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

Description of Bresser

Setting

Landform: Drainageways

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse sandy alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 9 inches: sandy loam

Bt - 9 to 25 inches: sandy clay loam

BC - 25 to 30 inches: sandy loam

C - 30 to 79 inches: loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.0 to 0.1 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Custom Soil Resource Report

Parent material: Cobbly gravelly outwash

Typical profile

H1 - 0 to 5 inches: gravelly sandy loam

H2 - 5 to 12 inches: very gravelly sandy loam

H3 - 12 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

Ecological site: R067BY063CO - Gravel Breaks

Hydric soil rating: No

Description of Gravelly Land

Setting

Landform: Terraces

Landform position (three-dimensional): Riser

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Cobbly gravelly outwash

Typical profile

H1 - 0 to 6 inches: very gravelly sandy loam

H2 - 6 to 60 inches: very gravelly sand

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Dix

Percent of map unit: 10 percent

Hydric soil rating: No

Eckley

Percent of map unit: 10 percent

Hydric soil rating: No

Bijou

Percent of map unit: 5 percent

Custom Soil Resource Report

Hydrologic Soil Group: A
Ecological site: R067BY031CO - Sandy Bottomland
Hydric soil rating: No

Description of Ellicott Sandy-skeletal, Rarely Flooded

Setting

Landform: Channels on intermittent streams, channels on drainageways
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Noncalcareous, stratified sandy alluvium

Typical profile

A - 0 to 4 inches: very gravelly coarse sand
AC - 4 to 13 inches: very gravelly sand
C1 - 13 to 30 inches: very gravelly sand
C2 - 30 to 44 inches: very gravelly sand
C3 - 44 to 80 inches: very gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high
(13.00 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: A
Ecological site: R067BY031CO - Sandy Bottomland
Hydric soil rating: No

Minor Components

Haverson

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY036CO - Overflow
Hydric soil rating: No

Custom Soil Resource Report

Ecological site: R067BY035CO - Salt Meadow

Hydric soil rating: No

Minor Components

Limon

Percent of map unit: 6 percent

Hydric soil rating: No

Beckton

Percent of map unit: 4 percent

Hydric soil rating: No

HtA—Heldt clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2xst6

Elevation: 4,140 to 4,790 feet

Mean annual precipitation: 13 to 17 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 130 to 165 days

Farmland classification: Not prime farmland

Map Unit Composition

Heldt and similar soils: 90 percent

Minor components: 10 percent

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

Description of Heldt

Setting

Landform: Paleoterraces, stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Fine textured alluvium derived from clayey shale

Typical profile

Ap - 0 to 4 inches: clay loam

Bw1 - 4 to 15 inches: clay

Bw2 - 15 to 26 inches: clay

Bk - 26 to 35 inches: clay

C - 35 to 80 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Custom Soil Resource Report

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 22 inches: clay

H3 - 22 to 35 inches: clay

H4 - 35 to 60 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Nunn

Percent of map unit: 8 percent

Hydric soil rating: No

Limon

Percent of map unit: 7 percent

Hydric soil rating: No

Rv—Riverwash

Map Unit Composition

Riverwash: 75 percent

Minor components: 25 percent

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

Description of Riverwash

Setting

Landform: Flood plains, low sand ridges, arroyos

Down-slope shape: Linear

Custom Soil Resource Report

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

Description of Truckton

Setting

Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sand loamy and/or loam sandy

Typical profile

H1 - 0 to 11 inches: loamy sand
H2 - 11 to 25 inches: sandy loam
H3 - 25 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

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

Minor Components

Valent

Percent of map unit: 8 percent
Hydric soil rating: No

Vona

Percent of map unit: 8 percent
Hydric soil rating: No

Bijou

Percent of map unit: 4 percent

TvC—Truckton soils, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: 3pyt
Elevation: 4,500 to 6,500 feet
Mean annual precipitation: 12 to 18 inches

VoC—Vona sandy loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 3pz5

Elevation: 4,420 to 4,560 feet

Mean annual precipitation: 12 to 14 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 140 to 170 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 84 percent

Minor components: 16 percent

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

Description of Vona

Setting

Landform: Plains

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy eolian sands

Typical profile

A - 0 to 2 inches: sandy loam

Bt1 - 2 to 9 inches: sandy loam

Bt2 - 9 to 21 inches: sandy loam

Bk1 - 21 to 37 inches: sandy loam

Bk2 - 37 to 61 inches: loamy sand

Bk3 - 61 to 80 inches: sandy loam

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.0 to 0.5 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: R067BY024CO - Sandy Plains

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)

Depth to water table: About 0 to 24 inches

Frequency of flooding: Occasional

Interpretive groups

Land capability classification (irrigated): 6w

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: D

Ecological site: R067BY035CO - Salt Meadow

Hydric soil rating: Yes

Minor Components

Typic haplaquolls

Percent of map unit: 12 percent

Landform: Flood-plain steps

Hydric soil rating: Yes

Wann

Percent of map unit: 10 percent

Hydric soil rating: No

Other soils

Percent of map unit: 3 percent

Hydric soil rating: No

Custom Soil Resource Report

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

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

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

The following is a description of mineral right owners I was able to obtain, most of which are deceased, including children and some grandchildren:

Ethel M. Wolff -Deceased 4-18-1977 San Diego County, CA; Born 4-20-1895

- No will or probate records could be located, or any filed Mineral Deed or affidavits of heirship in relation to the Subject Land on record in Morgan County
- Ethel outlived two husbands, she had three children, and two grandchildren
- Mildred A Allen Bayler 1912-1995
 - Randolph Leister 1936-1980
 - Myrna Lee Bayler Goodwine 1937-2014
 - Great grandchildren ?
- John Lester Taylor 1916-1952, no children; killed in boiler explosion
 - Spouse -Bertha Lavonne Stump Leslie Taylor, 1906-1993 no children
- Grace E Nelson 1930-1933

Richard I. Drahn -Deceased 12-7-1991

- No will or probate records could be located; A mineral deed was executed to a R. David Drahn on 1-10-1985 with a current address of record.

R. David Drahn currently resides at 5932 So. Eudora Way, Littleton, CO 8012. He received 1/4 interest in Richard I. Drahn's mineral rights in 1985.

C.A. Bresnahan -Deceased, Born - 11-2-1899, Wife Mary A. Bresnahan-Deceased; Daughter Mary Jane Halstead -Deceased

- No will or probate records could be located, or any filed Mineral Deed or affidavits of heirship in relation to the Subject Land on record in Morgan County.

I have made a good faith effort, to the best of my ability to locate current addresses for mineral right owners associated with the Subject property. While not complete, to the best of my knowledge there has not ever been any oil or gas production from the property. There also have not been any oil or gas leases with production companies on the Subject property in over 40 years.

Respectfully submitted,

 12.18.23

Ryan L. Johnson

525 Lincoln St.
Fort Morgan, CO 80701

(attached - Chain of Title pg. 3)

Date

Mineral owner

Address

Sent via Certified Mail

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, I am notifying you that I have submitted a Minor Subdivision application to the Morgan County Planning and Zoning Department for the Cheri K. Johnson Minor Subdivision, located in the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado.

-hearing:

The application will be heard by the Morgan County Planning Commission in a public hearing on (date) at 7:00 PM in the assembly room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

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

-administrative:

Final approval or disapproval of the application will be determined by the Morgan County Planning and Zoning Director on (date).

Sincerely,

Ryan L. & Jamia J. Johnson
525 Lincoln St.
Fort Morgan, CO 80701
(applicant)

Cheri K. Johnson
14285 Hwy 144
Fort Morgan, CO 80701
(landowner)

Mineral Ownership Report
Tax Parcel #: 1041-280-00-006
Morgan County, Colorado

MATERIALS EXAMINED: The following report is comprised of an examination of the tax assessment records and instruments of record in Morgan County, Colorado, pertaining to the Subject Land.

SUBJECT LAND: S1/2NW1/4 & NE1/4SW1/4 Section 28, Township 4 North, Range 58 West.

MINERAL OWNERSHIP

<u>Owner Name and Address of Record</u>	<u>Vesting Document</u>	<u>Mineral Interest (%)</u>
The City & Farm Improvement Co. A. Morrell - No address available	Reception # 156830 1-8-1926	50.0
Ethel M. Wolff - No address available	Reception # 553398 11-29-1968	18.75
Richard I. Drahn - No address available	Mineral Deed Book 608 Page 59 11-6-1958	9.375
R. David Drahn 5932 So. Eudora Way Littleton, CO 80121	Mineral Deed Reception # 687994 1-10-1985	3.125
C.A. Bresnahan - No address available	Reception # 580158 4-16-1973	9.375
Cheri K. Johnson - Current owner	Reception # 639807 2-20-1980 Quit claim # 724927	9.375

To the best of my knowledge, there has been no production of oil or gas from the Property in question.

Attached is a Chain of Title used to determine mineral right owners and the associated documents.

CHAIN OF TITLE

Tax ID: 1041-280-00-006

Legal: S1/2NW1/4 & NE1/4SW1/4 Section 28, Township 4 North, Range 58 West.

Document	Deed Book	Page	Reception #	Date	Recorded	Grantor	Grantee	Notes
?								
Deed	119	76	66844	8-21-1916	8-2-1916	Ollie G. Graham	Clint O. Heath	
Deed	119	142	67473	9-29-1916	10-2-1916	Clint O. Heath	J. Waldo Smith	
Deed	119	152	67558	9-30-1916	10-6-1916	J. Waldo Smith	Construction and Sales Co.	
?								
Deed	134	515	156830	1-8-1926	6-16-1926	City and Farm Improvement Co.; A. Morrell	August Nelson and William A. Nelson	½ of all mineral rights
?								
Quit Claim	465	113		1-5-1946		Harry A. Nelson	Ethel M. Nelson	
Quit Claim	465	115		2-23-1946		Eleanor Waldron	Ethel M. Nelson	
Quit Claim	465	117		3-19-1946		Goldie Peters	Ethel M. Nelson	
Quit Claim	465	119		6-3-1946		William A. Nelson Jr., and George H. Nelson	Ethel M. Nelson	
Mineral Deed	608	59		11-6-1958		Ethel M. Wolff, formerly Ethel M. Nelson	Richard I. Drahm	Undivided 1/4th interest in all mineral rights
Deed	712	413	553398	11-29-1968	3-18-1969	Ethel M. Wolff	C.A. Bresnahan	Conveys property and ½ of all minerals owned by grantor.
Deed	737	214	580158	4-16-1973	5-24-1973	C.A. Bresnahan	Kenneth J. Flickner and Shirley A. Flickner	Conveys property and ½ of all minerals owned by grantor.
Deed	748	817	592475	1-13-1975	1-20-1975	Kenneth J. Flickner and Shirley A. Flickner	Harold A. Davis and Marcelle L. Davis	Conveys property, and only makes note of previously excepted mineral rights by Drahm and Bresnahan.
Deed	800	953	639807	2-20-1980	2-25-1980	Harold A. Davis and Marcelle L. Davis	Clinton H. Johnson and Cheri K. Johnson	Conveys property and all minerals owned by grantor.
Mineral Deed	863	671	687994	12-24-1984	1-10-1985	Richard I. Drahm	R. David Drahm	¼ interest in all mineral rights owned by grantor.
Quit Claim	932	713	724927	5-3-1991	5-8-1991	Clinton H. Johnson	Cheri K. Johnson	Conveys property and all interests.

January 22, 2024

R. David Drahn
5932 So. Eudora Way
Littleton, CO 80121

COPY

Sent via Certified Mail

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, I am notifying you that I have submitted a Minor Subdivision application to the Morgan County Planning and Zoning Department for the Cheri K. Johnson Minor Subdivision, located in the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on February 27th, 2024 at 6:00 PM in the assembly room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

Sincerely,



Ryan L. & Jamia J. Johnson
525 Lincoln St.
Fort Morgan, CO 80701

(applicant)

Cheri K. Johnson
14285 Hwy 144
Fort Morgan, CO 80701
(landowner)



FORT MORGAN
300 STATE ST
FORT MORGAN, CO 80701-9998
(800) 275-3777

01/22/2024 12:42 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.68
Littleton, CO 80121			
Weight: 6 lb 0.40 oz			
Estimated Delivery Date			
Wed 01/24/2024			
Certified Mail®			\$4.40
Tracking #:	70222410000127935146		
Total			\$5.08

Grand Total: \$5.08

Credit Card Remit \$5.08
Card Name: VISA

7022 2410 0001 2793 5146

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Littleton, CO 80121

OFFICIAL USE

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$5.08

Postmark Here
JAN 22 2024
FORT MORGAN CO 80701-9998

Sent To **R. DAVID DRAHN**
Street and Apt. No., or PO Box No. **5932 S. EUDORA WAY**
City, State, ZIP+4® **LITTLETON CO 80121**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Morgan County Treasurer

Statement of Taxes Due

Account Number R010141
Assessed To

Parcel 104128000006
JOHNSON, CHERI K
14285 HWY 144
FORT MORGAN, CO 80701

Legal Description				Situe Address	
S: 28 T: 4 R: 58 PARC S1/2NW1/4 & NE1/4SW1/4 E OF HWY 144 EX B714 P910 & B748 P817				14285 HWY 144	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,576.24	\$0.00	\$0.00	\$0.00	\$1,576.24
Total Tax Charge					\$1,576.24
Grand Total Due as of 02/12/2024					\$1,576.24

Tax Billed at 2023 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.5530000	\$559.81	FLOOD IRRIGATED LAND	\$16,700	\$4,410
ROAD AND BRIDGE FUND	7.5000000	\$214.73	GRAZING LAND	\$200	\$50
SOCIAL SERVICES FUND	2.0000000	\$57.26	FARM/RANCH RESIDENCE	\$360,690	\$24,170
FT MORGAN RURAL FIRE DIST	2.8600000*	\$81.88	Total	\$377,590	\$28,630
FT MORGAN PEST CONTROL	0.2690000*	\$7.70			
LOWER S PLATTE WATER CD	0.9770000*	\$27.97			
MORGAN CO QUALITY WATER	0.8240000	\$23.59			
NORTHERN COLO WATER CD	1.0000000	\$28.63			
RE 3 F M GENERAL FD	27.2230000	\$779.40			
RE 3 F M M/L OVRD	1.5800000	\$45.24			
RE 3 F M BOND RED	8.0890000	\$231.59			
Taxes Billed 2023	71.8750000	\$2,057.80			
Senior		(\$481.56)			
Net Taxes Billed for 2023		\$1,576.24			
* Credit Levy					

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

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

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

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

February 1st, 2024

Dear Neighboring Landowners:

Ryan L. & Jamia J. Johnson as applicants and Cheri K. Johnson as landowner have submitted an application to our office for a 2-Lot Minor Subdivision. The total acreage being divided into 2 Lots is 40.73 acres. Lot 1 will be 16.06 acres and has an existing residence; Lot 2 will be 24.67 acres and is currently vacant.

Legal Description: A parcel of land located in the S½ of the NW¼ and the NE¼ of the SW¼ of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 14285 Hwy 144, Fort Morgan, CO 80701.

This application is scheduled to be heard by the Planning Commission on **Tuesday, February 27th, 2024 at 6:00 p.m.** to be held in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within ¼ mile of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **February 15th, 2024**.

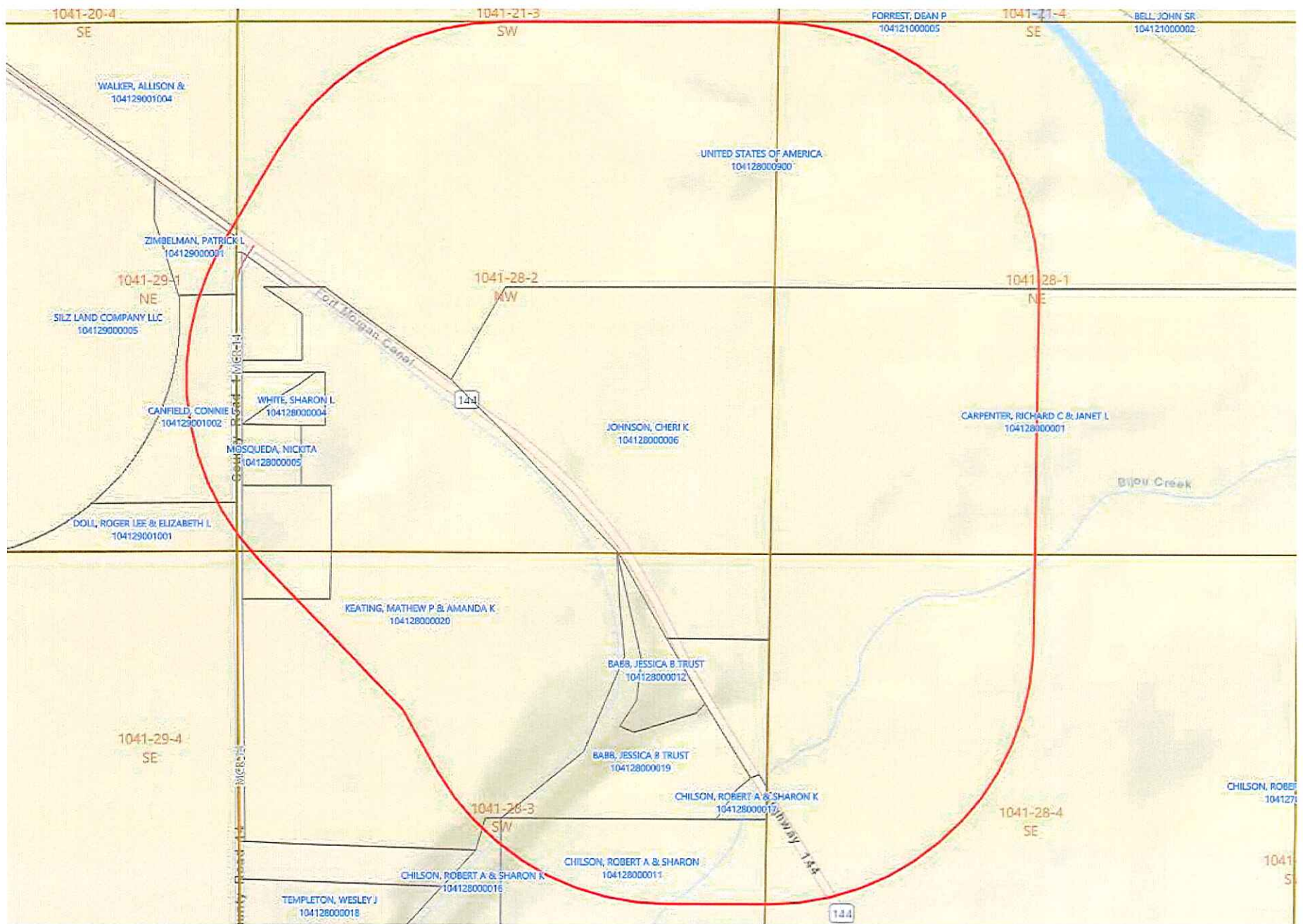
Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

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

28-4-58_Johnson_MS2024-0001 ~ 1320' Notification Map

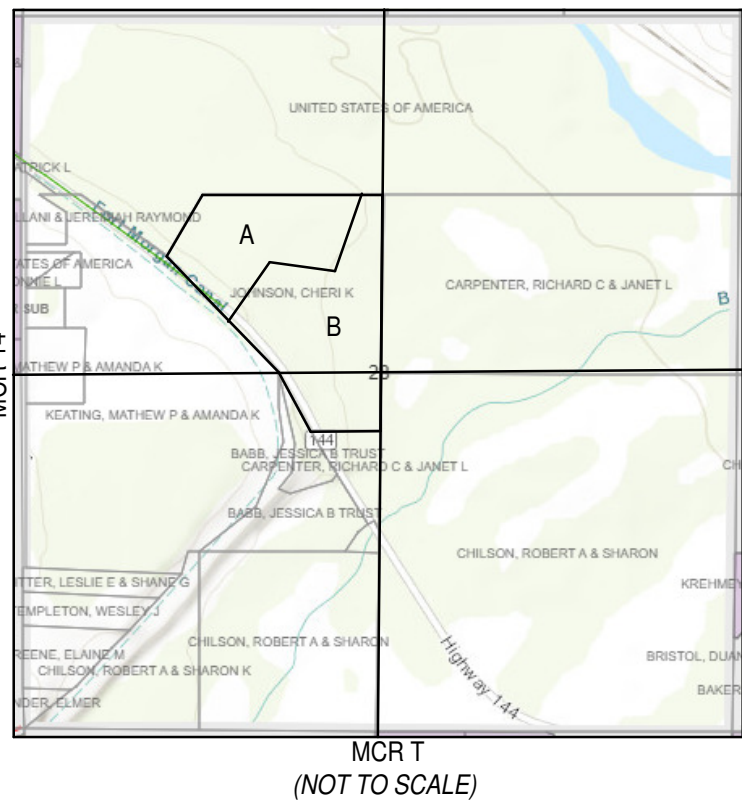


CHERI K. JOHNSON MINOR SUBDIVISION

MINOR SUBDIVISION #MS2024-XXXX

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M.,
COUNTY OF MORGAN, STATE OF COLORADO

VICINITY MAP
SEC. 28 T4N R58W

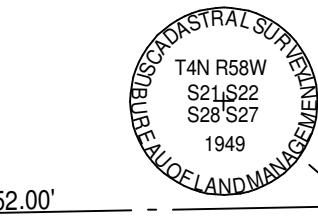


NORTHWEST CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
FOUND 2" O.D. PIPE WITH 3"
BLM BRASS CAP, STAMPED AS
INDICATED, FLUSH WITH GROUND

WEST SIXTEENTH CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
SET 30" #6 REBAR WITH 3 1/4"
ALUMINUM CAP, STAMPED AS
INDICATED, FLUSH WITH
GROUND

T4N R58W
W S21
1/16 S28
2023
PLS 38353

NORTH QUARTER CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
CALCULATED POSITION BASED ON
BLM DEPENDENT RE-SURVEY DATED
MAY 26, 1950 - NO ACCESS GRANTED



NORTHEAST CORNER
SECTION 28, TOWNSHIP 4 NORTH,
RANGE 58 WEST OF THE 6TH P.M.,
FOUND 2" O.D. PIPE WITH 3" BLM
BRASS CAP, STAMPED AS INDICATED
FLUSH WITH GROUND

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED THOMAS PLS 35353
- CALCULATED POSITION
- SUBJECT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- ALIQUOT LINE
- FENCE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	16°31'08"	1855.81'	535.05'	533.20'	S 44°08'10" E
C2	08°45'24"	1855.81'	186.55'	186.47'	S 49°31'57" E
C3	10°45'35"	1855.81'	348.50'	347.99'	S 41°16'23" E
C4	01°19'53"	9055.68'	210.42'	210.42'	S 33°30'11" E

LEGAL DESCRIPTION - PROVIDED

(PROVIDED BY NORTHERN COLORADO TITLE SERVICES, CO., INC
TITLE COMMITMENT NO. NCT24805, DATED OCTOBER 13, 2023)

THAT PART OF THE SOUTH HALF NORTHWEST QUARTER AND THE
NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN
COUNTY COLORADO, BOUNDED BY ON THE NORTH BY THE
NORTHERLY LINE OF SAID SOUTH HALF NORTHWEST QUARTER;
ON THE EAST BY THE CENTER LINE OF SAID SECTION 28 AND BY AN
EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED
RECORDED IN BOOK 714 AT PAGE 910; ON THE SOUTH BY THE
EASEMENT IN BOOK 714 AT PAGE 10; AND ON THE WEST BY
COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY LINE OF
TRACT CONVEYED TO GEORGE W. AKERS BY DEED RECORDED
IN BOOK 63 AT PAGE 260.

FLOODPLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT
LOCATED WITHIN THE ZONE A FLOOD HAZARD BOUNDARY ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE
RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY
PANEL NO. 08087C0425E EFFECTIVE DATE: MAY 18, 2021.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF NORTHERN COLORADO TITLE
SERVICES COMMITMENT NO. NCT24805, DATED OCTOBER 13, 2023 AND DOES NOT
CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE
EASEMENTS OR TITLE OF RECORD, THOMAS LAND SURVEYING, LLC. RELIED ON SAID
COMMITMENT, EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS-OF-WAY. THIS
SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE
APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE
COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE
REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS
SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF
SURVEYOR.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND
SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A
CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508,
WHOMEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER
PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY
GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR
ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT
SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX
MONTHS, OR BOTH. 18 U.S.C. 1858 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

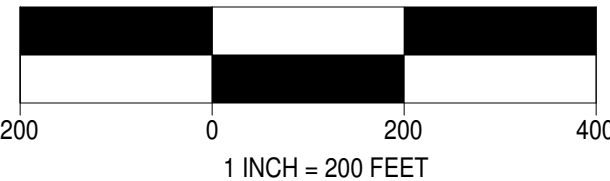
BASIS OF BEARING:

THE NORTH LINE OF THE SOUTH HALF OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP
4 NORTH, RANGE 58 WEST OF THE 6TH P.M., IS
ASSUMED TO BEAR NORTH 89°00'44" EAST
BEING A GRID BEARING OF THE COLORADO STATE
PLANE COORDINATE SYSTEM, NORTH ZONE,
NORTH AMERICAN DATUM 1983/2007, AND IS
MONUMENTED AS INDICATED.

NOTES:

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

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



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CHERI K. JOHNSON BEING THE OWNER OF
CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

(PROVIDED BY NORTHERN COLORADO TITLE SERVICES, CO., INC TITLE COMMITMENT NO.
NCT24805, DATED OCTOBER 13, 2023)

THAT PART OF THE SOUTH HALF NORTHWEST QUARTER AND THE NORTHEAST QUARTER
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH
P.M., MORGAN COUNTY COLORADO, BOUNDED BY ON THE NORTH BY THE NORTHERLY
LINE OF SAID SOUTH HALF NORTHWEST QUARTER; ON THE EAST BY THE CENTER LINE OF
SAID SECTION 28 AND BY AN EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED
RECORDED IN BOOK 714 AT PAGE 910; ON THE SOUTH BY THE EASEMENT IN BOOK 714 AT
PAGE 10; AND ON THE WEST BY COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY
LINE OF TRACT CONVEYED TO GEORGE W. AKERS BY DEED RECORDED IN BOOK 63 AT PAGE
260.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 40.73 ACRES, MORE OR LESS AND IS
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:

CHERI K. JOHNSON

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

DEDICATION STATEMENT:

I, CHERI K. JOHNSON, THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH
HALF NORTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHWEST QUARTER OF
SECTION 28, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN COUNTY
COLORADO, BOUNDED BY ON THE NORTH BY THE NORTHERLY LINE OF SAID SOUTH HALF
NORTHWEST QUARTER; ON THE EAST BY THE CENTER LINE OF SAID SECTION 28 AND BY AN
EASEMENT GRANTED TO EMORY L. O'CONNELL BY DEED RECORDED IN BOOK 714 AT PAGE
910; ON THE SOUTH BY THE EASEMENT IN BOOK 714 AT PAGE 10; AND ON THE WEST BY
COLORADO STATE HIGHWAY 144 AND BY THE EASTERLY LINE OF TRACT CONVEYED TO
GEORGE W. AKERS BY DEED RECORDED IN BOOK 63 AT PAGE 260.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 40.73 ACRES, MORE OR LESS; HAVE
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS,
STREETS, ROAD, AND EASEMENTS TO BE KNOWN AS THE PLAT OF CHERI K. JOHNSON MINOR
SUBDIVISION, THE ACCESS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY
DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER
PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE
SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE
PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR
INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED
FACILITIES.

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:

CHERI K. JOHNSON

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____ 20__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COMMISSIONER'S CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 2023, BOARD OF
COUNTY COMMISSIONERS, MORGAN COUNTY COLORADO, THIS APPROVAL DOES NOT
GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY,
GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN
HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL
PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL
EXPENSES INVOLVING IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING,
LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD
PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS
THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND
NOT THE COUNTY OF MORGAN.

ATTEST: CLERK OF BOARD

CHAIRMAN

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS MINOR SUBDIVISION WAS PREPARED BY ME, OR UNDER MY
PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF,
BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE
SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF
THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS, AND MORGAN COUNTY, AND IS NOT A GUARANTEE OR
WARRANTY, EITHER EXPRESS OR IMPLIED.

ROBERT D. THOMAS
COLORADO PROFESSIONAL LAND SURVEYOR #38353

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS.

COUNTY OF MORGAN }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
____ O'CLOCK ____ M., THIS ____ DAY OF ____

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

CLERK AND RECORDER

DEPUTY

JOHNSON, CHERI K
14285 HWY 144
FORT MORGAN, CO 80701

ZIMBELMAN, PATRICK L
19741 CO RD 14
FORT MORGAN, CO 80701

KERN, JULIA CASTELLANI & JEREMIAH RAYMOND
19760 CO RD 14
FORT MORGAN, CO 80701

MOSQUEDA, NICKITA
19582 CO RD 14
FORT MORGAN, CO 80701

CHILSON, ROBERT A & SHARON
14922 HWY 144
FORT MORGAN, CO 80701

BABB, JESSICA B TRUST
P O BOX 1252
FORT MORGAN, CO 80701

CARPENTER, RICHARD C & JANET L
22039 CO RD 9
WELDONA, CO 80653

WHITE, SHARON L
19652 CO RD 14
FORT MORGAN, CO 80701

KEATING, MATHEW P & AMANDA K
19446 CO RD 14
FORT MORGAN, CO 807018903

CANFIELD, CONNIE L
P O BOX 415
FORT MORGAN, CO 80701

DOLL, ROGER LEE & ELIZABETH L
19507 CO RD 14
FORT MORGAN, CO 80701

WALKER, ALLISON &
SEGURA, NICHOLAS
13993 HWY 144
FORT MORGAN, CO 80701

UNITED STATES OF AMERICA
BUREAU OF RECLAMATION

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UNITED STATES OF AMERICA
BUREAU OF RECLAMATION
Mailing Address Not Available



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

Century Link	Morgan County Fire District
CDOT	Morgan County Quality Water
CDPHE	Morgan County Road & Bridge
Colorado Parks and Wildlife	Morgan County Rural Electric Assoc.
Department of Natural Resources	Morgan County Sheriff
Morgan County Assessor	Morgan Soil Conservation District
Morgan County Communications Center	Morgan County Weed & Pest Advisory
Morgan Conservation District	Northeast Colorado Health Department
Morgan County Emergency Mgmt.	Xcel Energy

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

DATE: February 1st, 2024

RE: Land Use Application–2-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application will be heard by the Planning Commission on **Tuesday, February 27, 2024 at 6:00 p.m.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner).

Applicants: Ryan L. & Jamia J. Johnson

Landowner: Cheri K. Johnson

Legal Description: A parcel of land located in the S½ of the NW¼ and the NE¼ of the SW¼ of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 14285 Hwy 144, Fort Morgan, CO 80701.

Request: For a 2-Lot Minor Subdivision. The total acreage being divided into 2 Lots is 40.73 acres. Lot 1 will be 16.06 acres and has an existing residence; Lot 2 will be 24.67 acres and is currently vacant.

You are encouraged to provide comments to this application by February 15th, 2024 or attend the Planning Commission meeting on Tuesday, February 27th, 2024. Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend the public meeting.

Sincerely,

Cheryl Brindisi,

Morgan County Planning & Zoning Administrative Assistant

REFERRAL AGENCIES	RESPONSES RECEIVED
CDOT	
CDPHE	<p><u>Response received via email on February 1, 2024</u> The Water Quality Control Division has no comment. Please note the CDPHE email for local referrals is: That email gets distributed to other divisions also.</p> <p>David Kurz, P.E. Lead Wastewater Engineer Engineering Section</p>
Century Link	
Colorado Parks & Wildlife	
Department of Natural Resources	
Morgan Conservation District	
Morgan County Assessor	
Morgan County Emergency Mgmt.	
Morgan County Fire District	
Morgan County Quality Water	
Morgan County Road & Bridge	
Morgan County Rural Electric Assoc.	
Morgan County Sheriff	
Morgan County Weed & Pest Advisory	
Northeast Colorado Health Department	
Xcel Energy	Please see attached referral comment letter-No Conflict



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612

February 1, 2024

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

Attn: Nicole Hay and Cheryl Brindisi

Re: Cheri K. Johnson Minor Subdivision

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Cheri K. Johnson Minor Subdivision** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email:

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
FEBRUARY 27, 2024 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

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

1.) **Applicant:** Ryan L. & Jamia J. Johnson

Landowner: Cheri K. Johnson

Legal Description: A parcel of land located in the S½NW¼ and in the NE¼SW¼ of Section 28, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 14285 Hwy 144, Fort Morgan, CO 80701.

Request: Minor Subdivision to plat approximately 40.73 acres into two lots.

Date of Application: January 16, 2024.

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

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/89624121011>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 896 2412 1011

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

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

Nicole Hay

Nicole Hay

Morgan County Planning Administrator

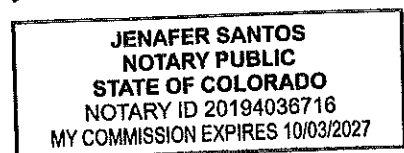
Published: February 17, 2024

The above sign was posted on (date) 2/15/2024, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Ryan Johnson.

Project name and number: MS2024-0001

Signature of Applicant/Representative: Ryan Johnson

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)



Signed before me this date: 2/12/2024

My Commission expires: 10/03/2027

NOTARIZED BY: Jenafer Santos

