

| PLANNING COMMISSION 6:00 P.M. | OCTOBER 6, 2025 |
POLAR BLOCK MINOR SUBDIVISION

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**MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT**

September 3, 2025

Polar Block Properties, LLC
951 20th St #731
Denver, CO 80201
[REDACTED]

Dear Applicant/Landowner:

Your Application for a Minor Subdivision has been rescheduled for review and decision by the Planning Commission and Board of County Commissioners. The hearing for the Planning Commission will be held at a **special meeting Monday, October 6th, 2025 at 6:00 P.M.**

As per Section 8-200(B)(11), 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 it is up to you to post it.

Planning Commission sign notice dates: **Posted by September 26, 2025**
Pictures and Affidavit by October 1, 2025

We will have the sign ready to be picked up in our office on September 18, 2025.

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



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

August 7, 2025

Polar Block Properties, LLC
951 20th St #731
Denver, CO 80201
[REDACTED]

Dear Applicant/Landowner:

Your Application for a Minor Subdivision has been received by our office and will be reviewed administratively. If the Administrator deems necessary, the application may go to review and decision by the Planning Commission and Board of County Commissioners. A decision will be made on **September 3, 2025**.

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
September 30, 2025
Special Hearing date – October 6, 2025**

**APPLICANT: Andrew Witt
LANDOWNER: Polar Block Properties, LLC**

This application is for a 4-lot Minor Subdivision of 35.43 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado. The property is zoned Agriculture Production.

Lots 1, 2 and 3 will be 8.66 acres and Lot 4 will be 9.45 acres. Currently, Lots 1, 2, and 3 are vacant and Lot 4 has a residence.

Included in the packets are referral responses from Colorado Division of Water Resources (DWR), Bijou Irrigation Company, and Morgan Conservation District (MCD). DWR believes the proposed water supply will not cause material injury to decreed water rights, as long as the applicant maintains valid well permits. Bijou Irrigation has concerns regarding the irrigation easement currently going through the proposed 4 lots. The easement is a critical component of Bijou Irrigation's infrastructure.

Section 8-220 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 8-220 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:

The application documents are complete.

- 1) Northeast Colorado Health Department has issued a letter regarding onsite wastewater treatment systems on Lots 1 thru 4.
- 2) Lot 4 is currently served by a well. The property owners are in the process of changing the use from farm irrigation to dwelling use. In order to serve Lots 1 thru 3 Morgan County Quality Water requires inclusion into the District boundaries.

- 3) Access for Lot 4 is directly off of County Road 12. Access for Lots 1 thru 3 will be off of County Road 12 via a 40-foot access easement that is currently being used by the residents of the Long Bridge Estates Minor Subdivision, which is west and adjacent to the proposed minor subdivision. Long Bridge Estates Minor Subdivision has a declaration of restrictive covenants, in which addresses the access. The proposed minor subdivision will also have covenants regarding the access easement that will be recorded if approved.
 - 4) Property is located in the Fort Morgan Fire District.
 - 5) Soil map was provided by the Natural Resources Conservation Service.
 - 6) No mineral estate owner has filed a request for notice with the Morgan County Clerk & Recorder.
 - 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 southwest planning area.*
Chapter 2, Plan Summary
Goal: Section 2.C.1- To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established.
- A minor subdivision is adjacent and to the west of the proposed minor subdivision. Other large parcels used as single family home surrounded by farmland are also in the area. There is access to County Road 12, Morgan County REA, and Morgan County Quality Water if included into the district.*
- (C) Whether the proposed subdivision complies with the standards applicable to the subdivision as described in the Subdivision Regulations.
- The proposed subdivision application cannot establish a water supply for Lots 1, 2 and 3 without inclusion into the Morgan County Quality Water District. Subject to the conditions below, the application meets this criteria.*
- (D) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
- All properties adjoining this proposed subdivision are in the Agricultural Production District. There is a minor subdivision to the west, a large parcel with a single family home site and farmland is south and farmland is to the east and north.*
- (E) The recommendations of referral agencies have been considered.
- The applicant has included a 30 foot irrigation ditch access and maintenance easement for the Bijou Irrigation infrastructure.*
- (F) The proposed subdivision is not within 1,320 feet of a confined animal feeding operation.

Recommendation

The application generally meets the criteria as explained above if the following condition is added and if the irrigation easement is sufficient for Bijou Irrigations concerns. If the irrigation easement is sufficient, staff recommends conditional approval of the application subject the following condition:

1. The plat shall not be signed by the County or recorded until Lots 1 thru 3 of Polar Block Minor Subdivision are included into the Morgan County Quality Water District. Inclusion must be demonstrated by the recorded inclusion order from the Morgan County District Court. If the recorded inclusion order is not provided within six months of conditional approval of the application, the conditional approval is void without further action.

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 # _____ - _____

Date Received ____ / ____ / ____ Received By _____
Fee: ☐ Administrative Review \$ ____ ☐ Full Review \$ ____
Ck/CC #: ____ Paid ____ / ____ / ____ Recording Fee \$ ____ Ck/
CC #: ____ Paid ____ / ____ / ____ P C 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 Andrew Witt
Address 951 20TH ST #731
Denver, CO 80201
Phone [REDACTED]
Email [REDACTED]

LANDOWNER

Name Polar Block Properties, LLC
Address 951 20TH ST #731
Denver, CO 80201
Phone [REDACTED]
Email [REDACTED]

SURVEYOR

Name American West Land Surveying Email _____
Address 331 S 4th Ave, Brighton, CO 80601 Phone [REDACTED]

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*
15435 CO RD 12, Fort Morgan CO 80701

Parcel #: 1225 130 00 004 Zone District: RES
S: 13 T: 3 R: 59 1/2 SE 1/4 1/4
Total acreage in parcel: 34.62 Number of lots to be created: 4

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

Distance and Direction to Nearest Community: 12 minute drive to Fort Morgan

PRESENT use of property The existing parcel contains one single family home.
PROPOSED use of property The new parcels are proposed to accommodate manufactured residential homes, contributing to the local housing inventory.

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:

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*

- ☐ \$ _____ Administrative Review

OR

- ☐ \$ _____ Full Review

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)

Utilities/Access

- ☐ Names, addresses and phone numbers for all property owners
- ☐ **Water-** Must have "Will Serve Letter" for lots being subdivided
- ☐ **Septic System**
 - Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
 - Private System - "Will Serve Letter"
 - Proposed Septic System – "Will Serve Letter"
 - Public System – "Will Serve Letter"

Utilities/Access

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

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

Technical:

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

☐ **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 Applications**

☐ _____ **Digital Copy of Complete Application** *One sided only please*

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.

Andrew Witt 06/13/2025

Applicant Signature Date

Andrew Witt 06/13/2025

Landowner Signature Date

Applicant Signature Date

Landowner Signature Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all 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. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents 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, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

 6/16/25
Signature Date

Signature Date

Drew With
Printed Name

Printed Name

951 20th St #731 Denver CO 80201
Address

Address

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Polar Block Properties, LLC,
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|---|---|
| <input type="checkbox"/> trust | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability limited partnership |
| <input checked="" type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership | <input type="checkbox"/> corporation |
| <input type="checkbox"/> | |
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 951 20th St #731 Denver CO 80201
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Andrew Witt
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 06/18/2025

Andrew Witt
Signature

Signature

STATE OF ~~XXXXXX~~ Florida
COUNTY OF Broward } SS:

The foregoing instrument was acknowledged before me this 18th day of June 2025,
by Andrew Witt

Witness my hand and official seal.

My commission expires: 01/01/2026

Tanya Linder
Notary Public
Tanya Linder

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



TANYA LINDER
Notary Public - State of Florida
Commission # HH 179812
Expires on January 1, 2026

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



MS2025-0005 | Minor Subdivision Permit

Receipt Number: 545956

September 5, 2025

Payment Amount: \$300.00

Transaction Method	Payer	Cashier	Reference Number
Credit Card	Andrew Witt	Jenafer Santos	1102

Comments

Difference from being an administrative application originally – now a full review application

Assessed Fee Items

Fee items being paid by this payment

Assessed On	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
09/05/25	Planning Other Fee		\$300.00	\$300.00	\$0.00
07/29/25	Minor Subdivision - Administrative		\$350.00	\$350.00	\$0.00
Totals:			\$650.00	\$650.00	
			Previous Payments		\$350.00
			Remaining Balance Due		\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
15435 CO RD 12 FORT MORGAN, CO 80701	POLAR BLOCK PROPERTIES LLC	951 20TH ST #731 DENVER, CO 80201	

Description of Work

Minor subdivision of 4 lots containing 8.65 acres each to be used as residential properties.

APPLICANT NARRATIVE

Project Narrative

Subdivision Application for 15435 County Road 12, Fort Morgan, CO 80701

Overview:

The purpose of this subdivision request is to divide an existing 34.62-acre parcel of land into four equal parcels, each 8.655 acres in size. The existing parcel currently contains one single-family residence. The three newly created parcels are proposed to accommodate manufactured residential homes, contributing to the local housing inventory and addressing community housing needs.

Location:

The property is located at **15435 County Road 12, Fort Morgan, Colorado 80701**, with convenient access from **County Road 12** and proximity to **Highway 76**. The site is situated in unincorporated **Morgan County**, near the city of **Fort Morgan**, which serves as the nearest community hub.

Access and Easement:

Lot 4 has direct access off of **County Road 12**. Lot 1, 2, and 3 will be provided access via an **existing easement** off County Road 12.

Topography and Environmental Conditions:

The property is located within the plains region and is flat farmland. It does not present any topographical or environmental hazards. It is **not located within a designated floodplain**, ensuring low risk for flood-related issues. The site is within the service area of the **Fort Morgan Rural Fire Protection District**, providing essential fire protection services.

Development Intent and Schedule:

At this time, a formal development schedule has not been established. However, the intent is to place manufactured homes on the newly created lots to provide additional housing opportunities in the area.

All off-site impacts and proposed mitigation measures:

There are no off-site impacts or proposed mitigation.

SITE PLAN / MAPS

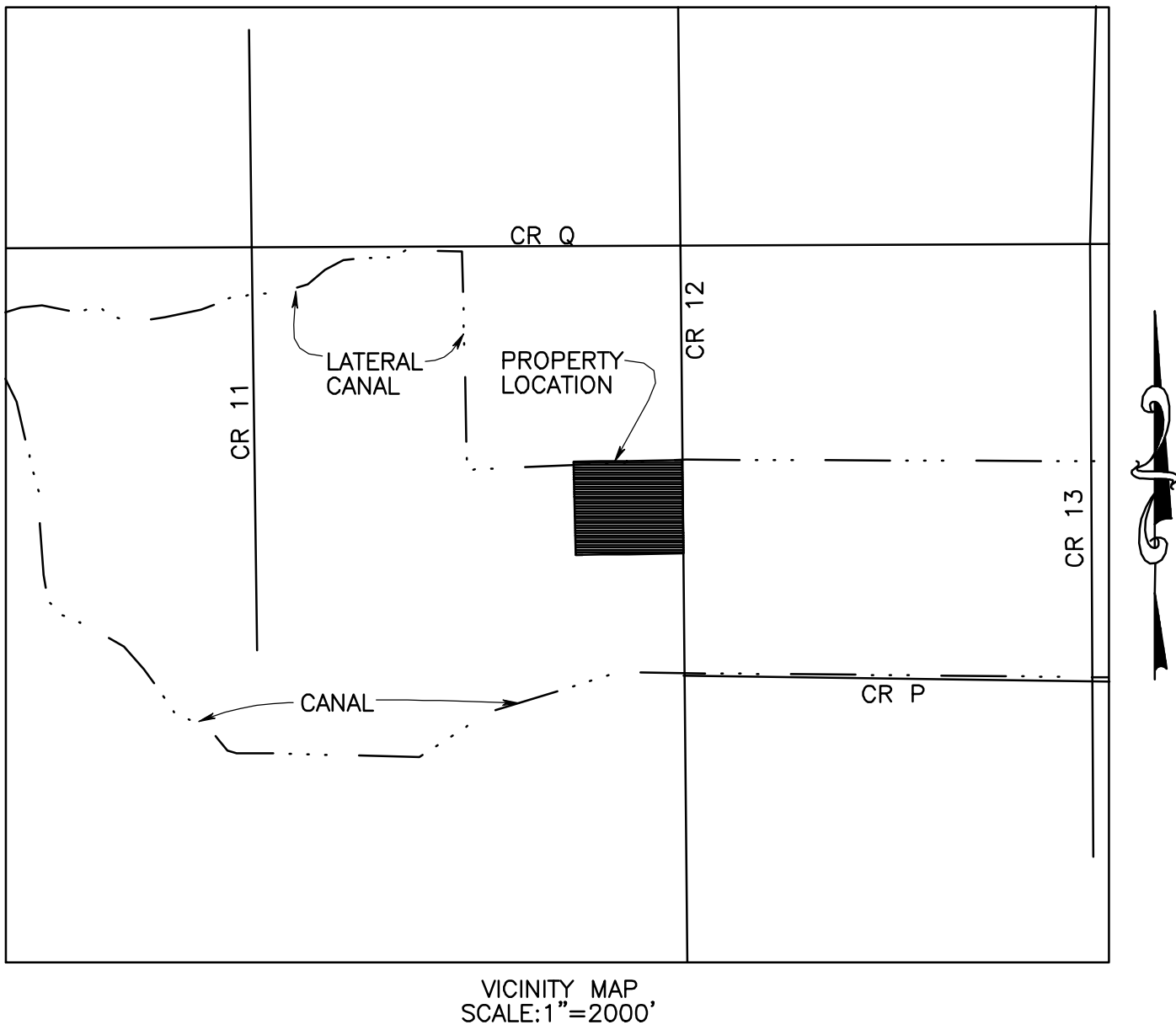
Minor Subdivision Plat

Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 1 of 2

SURVEYOR'S NOTES:

- 1) BASIS OF BEARING: THE NORTH LINE OF THE SOUTH 1/2 OF SECITON 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°08'35" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES SHOWN ON THIS MINOR SUBDIVISION PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) EASEMENTS AND RIGHTS OF WAY SHOWN HEREON WERE PROVIDED BY NORTHERN COLORADO TITLE SERVICES CO., INC. ORDER NO. NCT25409 DATED MARCH 17, 2025.
- 7) 40' ACCESS, UTILITY, AND DRAINAGE EASEMENT AND THE 20' IRRIGATION EASEMENT ARE SHOWN BASED ON THE RECORDED PLAT OF LONG BRIDGE ESTATES MINOR SUBDIVISION. THE EASEMENT SHOWN ON THE PLAT HAS NO DIMENSIONS. DIMENSIONS SHOWN HEREON ARE BASED ON FIELD EVIDENCE, AND A BEST GUESS AS TO THE INTENTION OF THE EASEMENT LOCATION.
- 8) EASEMENT FOR GAS PIPELINE CROSSING THE BIJOU LATERAL DITCH RECORDED NOVEMBER 25, 1958 IN BOOK 611, PAGE 39 DOES NOT GIVE A SPECIFIC LOCATION OR WIDTH AND IS NOT SHOWN ON THIS SURVEY.



PROPERTY DESCRIPTION:

THE NORTH 70 ACRES OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MORGAN, STATE OF COLORADO, EXCEPT LONG BRIDGE ESTATES MINOR SUBDIVISION RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 SOUTH 01°01'25" EAST, A DISTANCE OF 1152.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 70 ACRES AS SHOWN ON THE SUBDIVISION EXEMPTION PLAT RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID 70 ACRES SOUTH 89°48'08"21" WEST, A DISTANCE OF 1332.35 FEET TO THE SOUTHEAST CORNER OF SAID LONG BRIDGE ESTATES MINOR SUBDIVISION; THENCE COINCIDENT WITH THE EAST LINE OF SAID MINOR SUBDIVISION NORTH 01°36'33" WEST, A DISTANCE OF 1152.90 FEET TO THE NORTHEAST CORNER OF SAID MINOR SUBDIVISION; THENCE COINCIDENT WITH THE NORTH LINE OF THE SAID SOUTHEAST 1/4 NORTH 89°08'35" EAST, A DISTANCE OF 1344.13 FEET TO THE POINT OF BEGINNING, CONTAINING 35.42 ACRES, MORE OR LESS, COUNTY OF MORGAN, STATE OF COLORADO.

DATED THIS ____ DAY OF _____, 20____.

OWNER

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

COMMISSIONERS' CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____, BY BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN. ADDITIONAL LANGUAGE IF APPLICABLE: ALL DEDICATIONS TO THE COUNTY ARE HEREBY ACCEPTED. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE COUNTY FOR CONSTRUCTION, REPAIR, OR MAINTENANCE OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

ATTEST: _____
CHAIRMAN

BY: _____
CLERK TO THE BOARD

PLANNING COMMISSION CERTIFICATE:

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

CHAIRMAN

MORGAN COUNTY NOTES:

- 1) MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS MINOR SUBDIVISION.
- 2) 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 APPROVAL BY THE PLANNING AND ZONING DEPARTMENT:

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

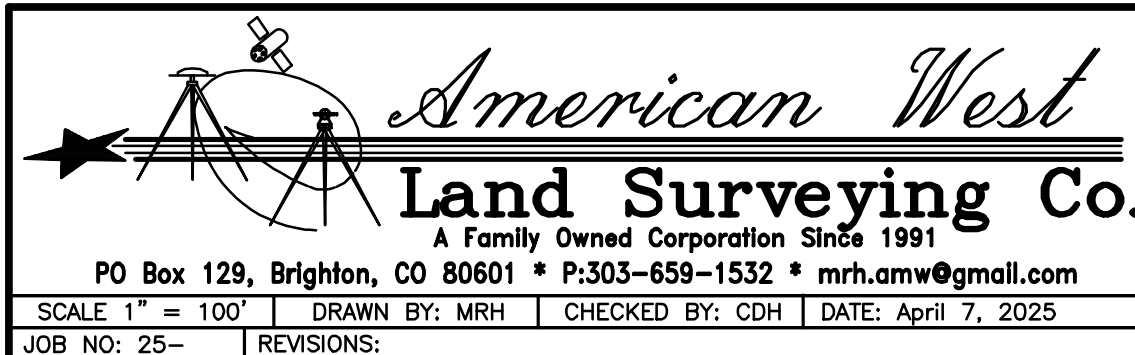
ATTEST: _____
PLANNING ADMINISTRATOR

BY: _____
CLERK TO THE BOARD

CLERK AND RECORDER'S CERTIFICATE:

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 _____.

CLERK AND RECORDER



Minor Subdivision Plat

Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 2 of 2

WEST 1/4 CORNER SECTION 13,
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP LS 13895.

EAST 1/4 CORNER SECTION 13.
(NORTHEAST CORNER OF
THE SOUTHEAST 1/4)
FOUND 3/4" REBAR WITH NO
CAP. ATTACHED 3 1/4"
ALUMINUM CAP LS 38046.

40' IRRIGATION
EASEMENT

LONG BRIDGE ESTATES MINOR SUBDIVISION
(RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1
8.655 ACRES +/-

LOT 2
8.655 ACRES +/-

LOT 3
8.655 ACRES +/-

LOT 4
8.655 ACRES +/- NET
9.449 ACRES +/- GROSS

40' ACCESS & UTILITY EASEMENT
FROM RECORDED PLAT OF LONG
BRIDGE ESTATES MINOR SUBDIVISION

20' IRRIGATION EASEMENT
FROM RECORDED PLAT OF
LONG BRIDGE ESTATES
MINOR SUBDIVISION

60' RIGHT OF WAY FOR COUNTY ROAD 12
(30' EACH SIDE OF SECTION LINE) FROM
SOUTHEAST CORNER SECTION 13, 1888
IN BOOK 15, PAGE 241 & 248.

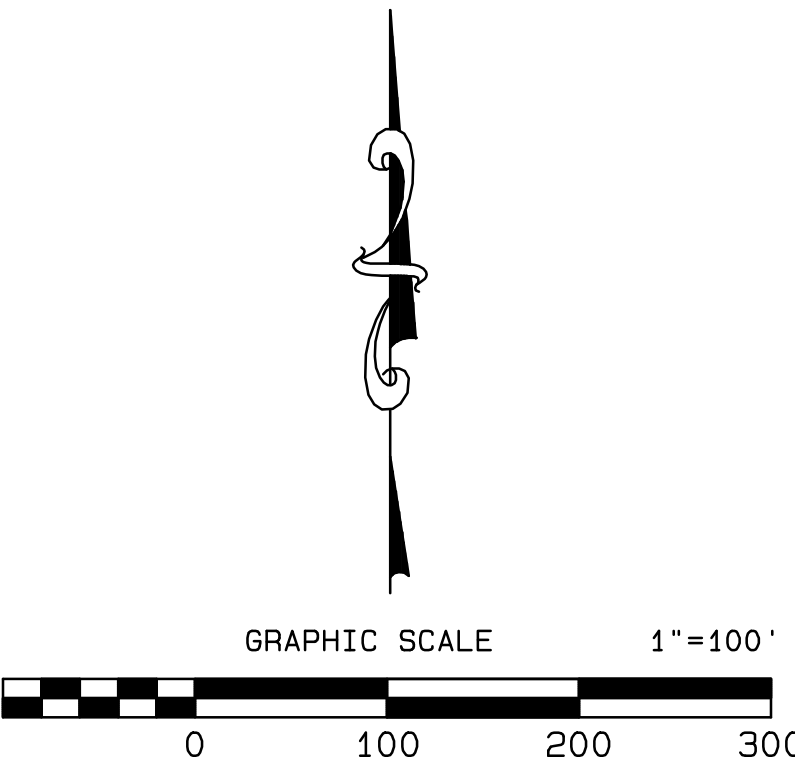
SUBDIVISION EXEMPTION
RECORDED MARCH 10, 1998
IN BOOK 1026, PAGE 99, AT
RECEPTION NO. 767907

LEGEND:

- ⊕ = SECTION CONTROL MONUMENT AS NOTED HEREON.
- ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 13895.
- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 14796.
- = FOUND 5/8" REBAR WITH NO CAP.

- = EXISTING DITCH BANK.
- - - - - = EASEMENT LINE.
- · - · - = ADJACENT PROPERTY LINES.
- - - - - = RIGHT OF WAY LINE.
- · - · - = ALIQUOT (SECTION) LINE.
- = SUBDIVISION AND LOT LINES.

SOUTHEAST CORNER SECTION 13.
FOUND 2 1/4" ALUMINUM PIPE
WITH 3 1/4" ALUMINUM CAP
LS 11648.



American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com
SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE: April 7, 2025
JOB NO: 25- REVISIONS:

PROOF OF OWNERSHIP

Current Title Commitment

NORTHERN COLORADO TITLE SERVICES CO., INC.
205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 *** FAX (970)867-7750

DATE: March 17, 2025
ORDER NO.: NCT25409
PROPERTY ADDRESS: 15435 COUNTY ROAD 12, Fort Morgan, CO 80701

OWNER/PURCHASER: CAROL A. PACE
POLAR BLOCK PROPERTIES, LLC

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

<input checked="" type="checkbox"/> _____	To: THE ESTATE OF CAROL A. PACE [REDACTED]	ATTN: FAITH KEMNITZ Fax No.:
<input checked="" type="checkbox"/> _____	To: HOMESMART REALTY [REDACTED]	ATTN: ANDREW WITT Fax No.:

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

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: closing@ncts.com
HAVE A WONDERFUL DAY!!!

<input checked="" type="checkbox"/> _____	COMMITMENT	_____ OWNERS TITLE POLICY
	AMT DUE IS ON SCHEDULE A (INVOICE)	
_____	PROPERTY REPORT	_____ MORTGAGEES TITLE POLICY
	AMT DUE IS ON PROPERTY REPORT (INVOICE)	
_____	MORTGAGE/FORECLOSURE GUARANTY	<input checked="" type="checkbox"/> _____ DOCUMENTS
		TAX CERT
<input checked="" type="checkbox"/> _____	SURVEY / ILC	_____ OTHER / INVOICE



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO 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, First American Title Insurance Company, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; 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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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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5. LIMITATIONS OF LIABILITY

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

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

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

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

11. ARBITRATION

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

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

Issuing Agent: Northern Colorado Title Services Co., Inc.
Issuing Office: 205 W. Kiowa Avenue, Fort Morgan, CO 80701
Issuing Office's ALTA® Registry 0044474
Commitment No.: NCT25409
Issuing Office File NCT25409
Property Address: 15435 COUNTY ROAD 12, Fort Morgan, CO 80701

SCHEDULE A

1. Commitment Date: **March 14, 2025 at 08:00 AM**

2. Policy or Policies to be issued:	AMOUNT:	PREMIUM:
ALTA Owners Policy (07/01/21)	\$450,000.00	\$1,420.00

Proposed Insured: POLAR BLOCK PROPERTIES, LLC

ALTA Loan Policy (07/01/21)	\$400,000.00	\$175.00
-----------------------------	---------------------	-----------------

Proposed Insured: THE ESTATE OF CAROL A. PACE

Other Charges:

Tax Certificate	\$15.00
FA Owners Extended Coverage	\$75.00
Improvement Location Certificate - WAIVED	\$0.00

TOTAL DUE: \$1,685.00

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

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SCHEDULE A
(Continued)

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

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

**CAROL A. PACE, now deceased, and
THERON R. PACE, now deceased**

5. The Land is described as follows:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

and commonly known as (for informational purposes only): **15435 COUNTY ROAD 12, FORT MORGAN, CO 80701**

Northern Colorado Title Services Co., Inc.

Linda L. Reding, Authorized Signatory

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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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. The following must be obtained and recorded from pertaining to the Estate of THERON R. PACE, deceased:
 - (a) Certified Copy of Death Certificate of THERON R. PACE, deceased.
 - (b) If the name to the decedent appears on the Death Certificate in a form different than is shown above, then it will also be necessary to record the affidavits required by C.R.S 38-31-102 (1973 as amended).
 - b. The following documents must be obtained and recorded from The Estate of CAROL A. PACE, deceased:
 - (a) Certified copy of Letters of Appointment of the Personal Representative;
 - (b) Personal Representative's Deed from the duly appointed Personal Representative to POLAR BLOCK PROPERTIES, LLC.
 - c. Deed of Trust from POLAR BLOCK PROPERTIES, LLC to the Public Trustee of Morgan County for the use of THE ESTATE OF CAROL A. PACE to secure payment of \$400,000.00.
 - d. Statement of Authority for POLAR BLOCK PROPERTIES, LLC, disclosing the name(s) and address(s) of the person(s) represented and the other information required by 38-30-172, C.R.S.
 - e. Operating Agreement for POLAR BLOCK PROPERTIES, LLC. This should be reviewed to ensure that the proposed transaction is one in which the limited liability company is authorized to enter and the parties (managers) required to execute the necessary documents. This should not be recorded, but a copy maintained in the file.
 - f. Owners Extended Coverage may be issued upon receipt by the Company of: (1) A Survey with Improvements or an Improvement Location Certificate-WAIVED WITH AFFIDAVIT; (2) Signed Final Affidavit and Agreement; and (3) Signed Affidavit and Indemnity as to Non-Record Title Rights, acceptable to the Company. All adverse matters disclosed by the Survey or Improvement Location Certificate and/or Affidavits will be made exceptions from coverage on the Final Title Policy.

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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SCHEDULE B, PART II - EXCEPTIONS

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

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

1. 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.
8. Reservation as contained in United States Patent recorded MARCH 21, 1888 in Book 12 at Page 165 as follows: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises and right of way for ditches or canals constructed by the authority of the United States.
9. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by JOE MILLER in the Deed to BERTRON D. FLETCHER recorded MARCH 23, 1945 in Book 418 at Page 150, and any and all assignments thereof or interests therein.

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SCHEDULE B, PART II

(Continued)

10. Easement and right of way for PIPELINE purposes as granted by THE BIJOU LATERAL DITCH COMPANY to RUSSELL ENGINEERING CORPORATION as contained in instrument recorded NOVEMBER 25, 1958, in Book 611 at Page 39, the location of said easement and right of way not being specifically defined.
11. Right of way for ROAD purposes as specified in ROAD PETITION recorded APRIL 23, 1888 in Book 15 at Page 241 and 248, said road to be not less than 60 feet in width.
12. Subject to a 40' access and utility easement as shown on IMPROVEMENT LOCATION CERTIFICATE by Jack Odor on October 26, 2023.
13. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, Colorado, in instrument recorded May 6, 1907 in Book 62 at page 109.
14. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:
(A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502;
(B) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656;
(D) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 1, 1981 IN BOOK 819 AT PAGE 623; AND (E) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 1, 1983 IN BOOK 846 AT PAGE 797.

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AFFIDAVIT AND INDEMNITY AS TO NON-RECORD TITLE RIGHTS

NORTHERN COLORADO TITLE SERVICES CO., INC.

205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 *** FAX (970)867-7750

Northern Colorado Title Services Co., Inc. ORDER NO.: NCT25409

DATE: March 17, 2025

LEGAL DESCRIPTION: **The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.**

1. FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO ISSUE IT'S OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT THE STANDARD PRE-PRINTED SCHEDULE B EXCEPTION FOR "RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS" AND/OR TO ISSUE SAID POLICY WITH AFFIRMATIVE INSURANCE RELATIVE TO SUCH RIGHTS OR CLAIMS.
2. THE AFFIANT DOES HEREBY CERTIFY THAT AT THE DATE HEREOF THE FOLLOWING LEASES, LEASEHOLDS, TENANTS, TENANCIES AND/OR POSSESSORY RIGHTS, WHICH DO NOT APPEAR OF RECORD, AFFECT SUBJECT PROPERTY:

3. THE AFFIANT CERTIFIES THAT NONE OF THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO CONTAIN AN OPTION TO PURCHASE OR A RIGHT OF FIRST REFUSAL OR OTHER SIMILAR TYPE RIGHTS EXCEPT:

4. THE AFFIANT CERTIFIES THAT THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO, IF ANY, ARE BY THEIR TERMS JUNIOR AND SUBORDINATE TO THE LIEN OF THE DEED OF TRUST OR MORTGAGE THAT FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO INSURE IN SAID OWNER'S AND/OR MORTGAGEE'S POLICY, EXCEPT AS FOLLOWS:

5. AFFIANT AGREES TO FURNISH FIRST AMERICAN TITLE INSURANCE COMPANY WITH COPIES OF ANY DOCUMENTS CREATING SUCH LEASEHOLD INTERESTS OR OTHER RIGHTS OR INTERESTS UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S REQUEST IF FIRST AMERICAN TITLE INSURANCE COMPANY DEEMS IT NECESSARY TO REVIEW THESE DOCUMENTS PRIOR TO THE ISSUANCE OF THE OWNER'S AND/OR MORTGAGEE'S TITLE POLICY.
6. THE AFFIANT DOES HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS FIRST AMERICAN TITLE INSURANCE COMPANY AND THE INSURED OWNER AND/OR MORTGAGEE AGAINST ANY LOSS OR DAMAGE WHICH FIRST AMERICAN TITLE INSURANCE COMPANY MAY SUSTAIN BY REASON OF THE ISSUANCE OF ITS OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT SAID STANDARD EXCEPTION OR THE ISSUANCE OF SUCH AFFIRMATIVE INSURANCE IN RELIANCE OF THIS AFFIDAVIT. IF THERE IS MORE THAN ONE AFFIANT, ALL SHALL BE JOINTLY AND SEVERLY LIABLE.

DATED THIS .

CAROL A. PACE

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20____, by CAROL A. PACE.

Notary Public

Affix stamp/seal:

PURCHASER'S AFFIDAVIT
Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, POLAR BLOCK PROPERTIES, LLC, do hereby make the following representations to Northern Colorado Title Services with full knowledge and intent that said Company shall rely on:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

PURCHASER'S STATEMENT:

1. That the improvements on the real estate herein described have been fully completed by the General Contractor and have been accepted by the undersigned as completed and as satisfactory.
2. That the full purchase price has been paid by said Purchasers to said contractor and/or Seller.
3. That said premises (were) (will be) occupied by said Purchasers on or about _____.
4. That the undersigned have not caused or agreed to or contracted for any labor, services or materials to be furnished or work to be done on said improvements which materials or labor have not been paid for in full, or which material or labor could give rise to mechanic's or other statutory liens and have not executed any security agreements or financing statements for materials, appliances, fixtures or furnishings placed upon or installed in said premises.

POLAR BLOCK PROPERTIES, LLC

BY: _____

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me this the _____ by POLAR BLOCK PROPERTIES, LLC.

Notary Public

My commission expires: _____

OWNER'S AFFIDAVIT

Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, CAROL A. PACE, being first duly sworn, on oath depose and state that I, we, own the following described property:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

That I/we, have inspected the premises before making this affidavit and found that the buildings and improvements thereon have been constructed or repaired according to contract and specifications; that to the best of my, our, knowledge, all claims, liens and charges against said premises for material and labor thereon are paid in full.

This affidavit is given to induce First American Title Insurance Company, a Texas corporation, to issue its title insurance policy or policies without exception to claims of mechanics, materialmen's and laborers liens.

The undersigned obligate(s) and bind(s) himself (themselves) to indemnify and to save harmless First American Title Insurance Company and the mortgagee insured under said policy against any and all liability, loss, damages, costs and attorneys fees by reason of any claims that may be asserted and/or established on account of said company's having issued said policy without the aforesaid exceptions.

CAROL A. PACE

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20 ____.

Notary Public

Affix stamp/seal:



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

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

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

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

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

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

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

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

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

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

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

For California Residents

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

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

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

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

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

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

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by **FAITHANNE KEMNITZ, Personal Representative of the Estate of THERON R. PACE, also known as THERON PACE**, deceased, Grantor, and **POLAR BLOCK PROPERTIES, LLC**, whose address is 2121 Delgany St, Unit 1464, Denver, CO 80202, Grantee.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, which Will is dated April 30, 2024 and was duly admitted to formal probate on June 21, 2024 by the District Court in and for the County of Morgan, State of Colorado, in Case No. 2024PR030068.

WHEREAS, Faithanne Kemnitz was appointed Personal Representative of said Estate on June 21, 2024 and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon the Personal Representative by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee, for the consideration of Four Hundred Fifty Thousand and no/100 (\$450,000.00), all of the Grantor's right, title, and interest in and to the following described premises' situate in the County of Morgan, State of Colorado, to-wit:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

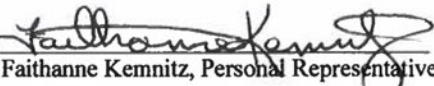
and commonly known as 15435 COUNTY ROAD 12, FORT MORGAN, COLORADO 80701.

Including all water and water rights appurtenant thereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Executed on this 3 day of April, 2025.

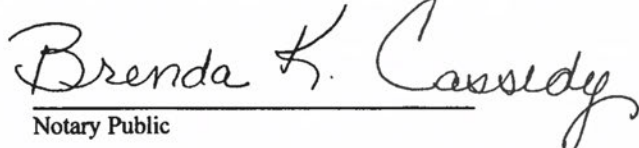
The Estate of Theron R. Pace, also known as Theron Pace, deceased.

By: 
Faithanne Kemnitz, Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF Boyd)

The foregoing instrument was acknowledged before me this ____ day of April, 2025 by Faithanne Kemnitz, Personal Representative of the Estate of Theron R. Pace, also known as Theron Pace, deceased.

WITNESS my hand and official seal.



Notary Public

State of Nebraska – General Notary
BRENDA K. CASSIDY
My Commission Expires
February 11, 2029

UTILITY / ACCESS

Water

Septic

Electric

Driveway Permit

FORM NO.
GWS-11
07/93

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only

RECEIVED

RECEIVED

MAR 06 '95

APR 28 '95

WATER RESOURCES
STATE ENGINEER
COLORADO

WATER RESOURCES
STATE ENGINEER
COLORADO

PRIOR TO COMPLETING FORM, SEE INSTRUCTIONS ON REVERSE SIDE

CHANGE IN OWNERSHIP/ADDRESS / LOCATION

WELL PERMIT, LIVESTOCK TANK OR EROSION CONTROL DAM

1. NEW OWNER

NAME(S) Herbert Wesley Pierce III and Ida Ilene Pierce
Mailing Address 730 South McKinley Avenue
City, St Zip Fort Lupton, Colorado 80621
Phone (303) 659-9610

2. THIS CHANGE IS FOR ONE OF THE FOLLOWING:

☒ WELL PERMIT NUMBER 21216 R
☐ LIVESTOCK WATER TANK NUMBER
☐ EROSION CONTROL DAM NUMBER

3. WELL LOCATION: COUNTY Morgan OWNER'S WELL DESIGNATION

(Address) (City) (State) (Zip)
NW 1/4 of the SE 1/4, Sec. 13 Twp. 3 ☒ N. or ☐ S., Range 59 ☐ E. or ☒ W. 6th P.M.
Distances from Section Lines 1727 N. Ft. from ☐ N. or ☒ S. Line, 2630 W. Ft. from ☒ E. or ☐ W. Line.
Subdivision Lot Block Filing (Unit)

4. LIVESTOCK TANK OR EROSION CONTROL DAM LOCATION: COUNTY

1/4, Sec. Twp. ☐ N. or ☐ S., Range ☐ E. or ☐ W. P.M.

5. The above listed owner(s) say(s) that he (they) own the structure described herein.

The existing record is being amended for the following reason(s):

☒ Change in name of owner. ☐ Change in mailing address. ☐ Correction of location.

6. I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) knowledge.

[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

Name/Title (Please type or print)
Herbert Wesley Pierce III and
Ida Ilene Pierce
Guida D. Simmons

Signature

Herbert Wesley Pierce III
Ida Ilene Pierce
Guida D. Simmons

Date 4/26/95

2/1/95

FOR OFFICE USE ONLY

ACCEPTED AS A CHANGE IN OWNERSHIP
AND/OR MAILING ADDRESS.

Guida D. Simmons

State Engineer

Court Case No.

Div.

Co.

WD

Basin

MD

Use

MAY 25 1995

INSTRUCTIONS CHANGE OWNERSHIP-ADDRESS LOCATION CORRECTION FORM JULY 1993
NO FEE IS REQUIRED

The form must be typewritten or printed in BLACK INK. Initial and date any changes you make on the form.

THIS FORM MAY BE REPRODUCED BY PHOTOCOPYING OR WORD PROCESSING MEANS.
INCOMPLETE FORMS WILL BE RETURNED. ATTACH ADDITIONAL SHEETS IF MORE SPACE IS NEEDED.

1. Print the new owner's name and include the mailing address and phone number.
2. Indicate if the change in ownership/address is for a well permit, livestock water tank or erosion control dam. Be sure to include the proper permit, tank or dam number.
3. Complete the well location information. If the address of the well location is different than the mailing address of the owner, include the address where the well is located. If the owner has more than one well, provide well name or number as designated by the owner; i.e. North Well. The actual well location must include 1/4, 1/4, Section, Township and Range. Check the appropriate boxes for North or South and East or West directions. Complete the Subdivision, Lot, Block and Filing information, if applicable.
4. Complete the location information for the livestock water tank or erosion control dam. The actual location must include 1/4, Section, Township, Range and P.M. Check the appropriate boxes for North or South and East or West directions.
5. Check the reason(s) for submitting the form, whether it is a change in ownership/address and/or location correction.
6. The owner of the structure must sign. Print or type your name in the first block if it is different from Item No. 1. If signing as a representative of a company who owns the structure, then your title must also be included in the first block. Sign the second block and date the last block.

USE THIS FORM TO CORRECT THE LOCATION OF YOUR WELL IF:

A. Your well was permitted, registered, or first used prior to May 8, 1972 for ordinary household purposes in up to three single-family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches and the irrigation of not over one acre of home gardens and lawns.

B. Your well is not of the type described in A above, but was permitted or registered prior to May 17, 1965. Inside the Designated Ground Water Basins, other procedures and publication may be required.

C. Your well was decreed by the Water Court for the correct location.

IN ALL OTHER CASES USE FORM GWS-42

All other types of changes concerning Livestock Water Tanks and Erosion Control Dams should be submitted on the standard Permit Application form and be accompanied by a \$15.00 filing fee.

If you have questions, contact the Denver or the Division Office where your well is located.

DIVISION 1
800 8th Ave Rm 321
Greeley CO 80631
(303) 352-8712

DIVISION 2 Box 5728
219 W 5th Rm 223
Pueblo CO 81003
(719) 542-3368

DIVISION 3 Box 269
422 4th St
Alamosa CO 81101
(719) 589-6683

DIVISION 4 Box 456
1540 E Niagara
Montrose CO 81402
(303) 249-6622

DIVISION 5 Box 396
50633 US Hwy 6 & 24
Glenwood Spgs CO 81601
(303) 945-5665

DIVISION 6 Box 773450
625 So. Lincoln Ave
Steamboat Spgs CO 80477
(303) 879-0272

DIVISION 7 Box 1880
1474 Main St
Durango CO 81302
(303) 247-1845

DENVER OFFICE
Rm 821
1313 Sherman St
Denver CO 80203
(303) 866-3581

MA. 363

Form F
(Rev. 5-61/2M)

MAY 22 1963

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER, GROUND WATER SECTION
REGISTRATION NO. 21216 OF WELL

RECEIVED

APR 15 1963
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Registrant B. D. Fletcher

Date 19

P.O. Address 400 W. Kiowa Ave., Ft. Morgan, Colo, Colo.

WELL LOCATION

County Morgan

NW 1/4, SE 1/4 Section 13

Twp. 3N, Rge. 59W, 6 PM

Depth 74 ft. Diameter 18" in.

Casing : 33 1/2 ft. Plain; 40 ft. Perfor.

Static Water Level 17 ft. from top

Yield 800 (gpm)(cfs) from 69 ft.

Used for Farm Irrigation on/at

N 1/2 of SE 1/4 of Sec. 13, T3N, R59W, Morgan Co.
(legal description of land or site)

Water conveyed by Ditch, size

PUMP DATA

Type Turbine Size 8"

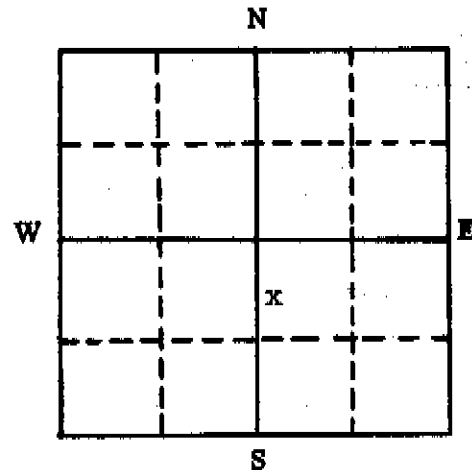
Driven by 20 at 1800 RPM

Well was first used 1955, 19 cfs

for irrigation using 800 gpm

Well enlarged , 19 to
deepened (gpm)(cfs)(ft)

LOG SHOULD BE GIVEN ON REVERSE
SIDE IF AVAILABLE



WELL TO BE LOCATED AS ACCUR-
ATELY AS POSSIBLE WITHIN A
SMALL SQUARE WHICH REPRESENTS
40 ACRES; OR IF IN A TOWN OR
SUBDIVISION FILL IN THE FOLLOW-
ING:

Town or Subdivision

Street address or Lot and Block

The above well (has) (~~has~~/~~not~~/) been filed on in the Office of the State Engineer. If so
give Filing No. 21216.

A \$10.00 filing fee must accompany this form.

The above statements are true and correct to the best of my knowledge and belief.
Subscribed and Sworn before me

this 14th day of April, 1963.

My commission expires August 24, 1963

(SEAL)

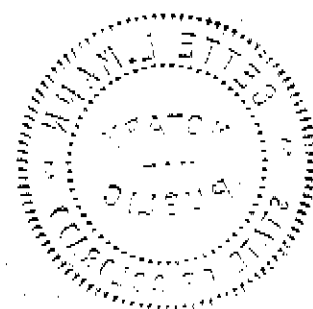
Dette L. Mann
Notary Public

B.D. Fletcher
Registrant

FOR STATE ENGINEER'S USE

Located in 1-1 district, 44 Morgan County for Irrigation

Registration No. 2622 in 1-1, on April 15, 1963



Title Companies - Change of
Owner Name/Contact
Information



COLORADO
Division of Water Resources
Department of Natural Resources

Order Number: 55821 Permit Number: 21216- R Receipt Number: 9048186
Date Submitted: 4/8/2025 12:32:42 PM
eForm Name: Title Companies - Change of Owner Name/Contact Information

Well Identification

- Permit No **21216**
- Suffix **R**
- Replacement Suffix **N/A**

Well Address

- *This is for information only and does not affect the permitted well location. **There is no physical address associated with this well***

Owners and Agents

- Well Owners:

#	Name	Mailing Address	Phone	Email
1	POLAR BLOCK PROPERTIES LLC (WITT, ANDREW)	951 20TH ST #731 DENVER, CO 80201	815-219-9117	DREW@POLARBLOCKPROPERTIES.COM

Signature and Certification

This form was submitted by a title company as part of a real estate transaction.



COLORADO

Division of Water Resources

Department of Natural Resources

Change in Owner Name/Contact Information for Well Permits For Use in Connection with a Real Estate Transaction

To be completed by the individuals or entities claiming ownership of a well permit, and submitted by title companies/settlement agents as an uploaded attachment using the eForm Submittal Tool.

New Well Owner(s) Contact Information:

Name(s)*: POLAR BLOCK PROPERTIES, LLC

Organization¹:

Mailing Address*: 951 20TH ST #731

City, St., Zip*: DENVER, CO 80201

Phone: [REDACTED]

Email(s)*: [REDACTED]

** required fields to submit eForm.*

¹ ONLY enter a name here if the Organization itself OWNS the well.

Well Permit

Well Permit Number* **Physical Address of the parcel on which the well is located
(include city & zip)**

21216-R

** required field (except when using the title company eForm for wells where a valid permit number cannot be identified. In those cases, this form can still be completed and uploaded; however, the permit number would be left blank on this form)*

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. Filing this form does not convey real property.

Signature of the New Owner(s)*

Please print the Signer's Name* & Title

Date*

Andrew J. Witt, Mbr/Mgr

4-4-25

** required fields*

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.



Well Permit Summary Report

THIS PAGE IS NOT THE ACTUAL PERMIT

The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. See full disclaimer below.

Permit Number: 21216-R Receipt: 9048186
Permit Category: General Purpose WDID: 0105121
Permit Status: Well Constructed

Physical Location

Division: 1 Designated Basin: Outside
District: 1 Management District: Outside
County: MORGAN Denver Basin Aquifer: Outside

Feature Type	Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Latitude	Longitude	Location Accuracy
Decreed (Case No: W2704)	1727 S	2630 E	SW	NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines
Physical (WDID: 0105121)	1727 S	2630 E	SW	NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines
Well (Application/Permit)	1727 S	2630 E		NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines

Physical Address:

City & State:

Zip:

Parcel Type:

Parcel Name:

Lot, Block, Filing

No available data

Permit Details

Acres In Parcel:

Statute:

Parcel ID:

Use(s): Irrigation

Follow Up Permit Conditions (see actual permit for more information)

Limits: Yield Amount Depth (T) Depth (B) Abandonment Required: See imaged documents

Meter Required: See imaged documents

Aquifer(s): ALL UNNAMED AQUIFERS Geophysical Log Required: See imaged documents

Area Irrigated: Rule 6.2.2.1 (Notice): See imaged documents

Within Water Service Area: Rule 6.2.3 (Floating Permit): See imaged documents

Water Supplier Name:

Type of Sewage System:

Sewer System Details:

Associated Permit(s)

No available data

Associated Case Number(s)

No available data

Well AKA(s)

Source	AKA Name
WDID	0105121-FLETCHER WELL 21216

Construction/Pump Installation Details

Driller:

Pump Installer:

Construction Date:

Last Pump Installation Date:

Completed Well Depth:

Production Test Yield:

Perforated Casing Top:

Perforated Casing Bottom:

Static Water Level:

Well Yield Estimate (GWS-31): 800.00

Application/Permit History

Action	Action Date	Date Received	Comment
First Beneficial Use	1/31/1955		
Change in Owner Name / Mailing Address	7/12/2005		

Applicant/Contact

Start Date	End Date	Association Type	Contact Name	Address	City	State	Zip Code
1/1/1900		Owner	PACE, THERON R	15435 MCR 12	FORT MORGAN	CO	80701

Disclaimer

* The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. THIS PAGE IS NOT THE ACTUAL PERMIT.

This page should not be used as a basis for any legal consideration, to determine the allowed uses of the well, to determine construction information, or to determine the terms and conditions under which the well can operate. The complete well permit file should be viewed to obtain details on the allowed uses and other relevant information. A complete copy of the file is available in the "Imaged Documents" section of this page, and can be viewed by opening all of the documents listed in that section.

Note that all of the terms and conditions under which a well can operate, particularly for non-exempt wells, may not be specified on the well permit. Wells may also be subject to relevant statutes, rules and decrees. To learn more about well permitting in Colorado, please visit DWR's Well Permitting Page. If you have any questions about this well permit file, please contact the DWR Groundwater Information Desk at (303) 866-3587 (Hours 9am-4pm M-F).

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by FAITHANNE KEMNITZ, Personal Representative of the Estate of THERON R. PACE, also known as THERON PACE, deceased, Grantor, and POLAR BLOCK PROPERTIES, LLC, whose address is ~~2221 Delaney St, Unit 146, Denver, CO 80202~~, Grantee. 951 20th St #731, Denver 80201

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, which Will is dated April 30, 2024 and was duly admitted to formal probate on June 21, 2024 by the District Court in and for the County of Morgan, State of Colorado, in Case No. 2024PR030068.

WHEREAS, Faithanne Kemnitz was appointed Personal Representative of said Estate on June 21, 2024 and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon the Personal Representative by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee, for the consideration of Four Hundred Fifty Thousand and no/100 (\$450,000.00), all of the Grantor's right, title, and interest in and to the following described premises' situate in the County of Morgan, State of Colorado, to-wit:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

and commonly known as 15435 COUNTY ROAD 12, FORT MORGAN, COLORADO 80701.

Including all water and water rights appurtenant thereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Executed on this 3 day of April, 2025.

The Estate of Theron R. Pace, also known as Theron Pace, deceased.

By: Faithanne Kemnitz
Faithanne Kemnitz, Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF Boyd)

The foregoing instrument was acknowledged before me this 3 day of April, 2025 by Faithanne Kemnitz, Personal Representative of the Estate of Theron R. Pace, also known as Theron Pace, deceased.

WITNESS my hand and official seal.

Brenda K. Cassidy
Notary Public

State of Nebraska – General Notary
BRENDA K. CASSIDY
My Commission Expires
February 11, 2029

Return to: Polar Block Properties 951 20th St #731 Denver CO 80201



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 21216-R
RECEIPT NUMBER 9048186

ORIGINAL PERMIT APPLICANT(S)

THERON R. PACE

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: MORGAN
Parcel Name: N/A
Physical Address: N/A

NW 1/4 SE 1/4 Section 13 Township 3.0 N Range 59.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 590722.8 Northing: 4453031.8

REGISTRATION OF EXISTING WELL

See the original well permit file for permit conditions of approval and additional details. The original permit file can be viewed using the Well Permit Search Tool at <https://dwr.colorado.gov/>

[See Original Permit](#)

Date Issued:

Expiration Date: N/A

Issued By _____

PERMIT HISTORY

04-08-2025	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO POLAR BLOCK PROPERTIES LLC (ANDREW WITT)
07-12-2005	CHANGE IN OWNER NAME/MAILING ADDRESS



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Question on well permit 21216-R

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Mon, Jun 23, 2025 at 10:24 AM

To: Kathleen Fuller [REDACTED]

Hello and Good Day!

I have an application that I am reviewing for a proposed Minor Subdivision. I have a couple questions about the Well Permit that they turned in to us. I've also looked on the DWR website about Well Permitting. Well number 21216-R they are saying is used to provide water to the house at 15435 CO RD 12, Fort Morgan, CO. The other lots that they are proposing will be serviced by Quality Water. As I was looking at this permit I see that it says 800 gpm and is a farm irrigation well. Can they use this well for household purposes?

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant

Morgan County Planning and Zoning

231 Ensign St.

PO Box 596

Fort Morgan, CO 80701

970-542-3526

CBrindisi@co.morgan.co.us



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Question on well permit 21216-R

Fuller - DNR, Kathleen [REDACTED]

Mon, Jun 23, 2025 at 10:57 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Hi Cheryl,

Thanks for taking a look at this! You are correct that this well permit only allows for the water to be used for irrigation of 80 acres. It was decreed in water court as an alternate point of diversion for the Bijou Canal. If the property owners want to use the well for household purposes, they would need to apply for a new permit for the well. If they will also be using it for irrigation, then it may potentially be required that they have separate pumps for the two uses.

Thank you,

Kate

[Quoted text hidden]

--

Kate Fuller

Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P [REDACTED]

1313 Sherman St., Suite 821, Denver, CO 80203

[REDACTED] | dwr.colorado.gov

Form No. GWS-44 5/2024 Page 1 of 3	STATE OF COLORADO OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Phone: (303) 866-3581 Website: https://dwr.colorado.gov/ Email to: dwrpermitsonline@state.co.us	Office Use Only												
RESIDENTIAL Water Well Permit Application Note: Also use this form to apply for livestock watering Review form instructions prior to completing form.														
1. Applicant Information Name of Applicant(s) _____ Mailing address _____ <table style="width: 100%;"> <tr> <td style="width: 33%;">City _____</td> <td style="width: 33%;">State _____</td> <td style="width: 33%;">Zip Code _____</td> </tr> <tr> <td>Telephone # (area code & number) _____</td> <td colspan="2">E-mail (online filing required) _____</td> </tr> </table>		City _____	State _____	Zip Code _____	Telephone # (area code & number) _____	E-mail (online filing required) _____		6. Use Of Well (check applicable boxes) See instructions to determine use(s) for which you may qualify <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (no outside use) <input type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____ <input type="checkbox"/> Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acre <input type="checkbox"/> Domestic animal and poultry watering (non-commercial) <input type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)						
City _____	State _____	Zip Code _____												
Telephone # (area code & number) _____	E-mail (online filing required) _____													
2. Type Of Application (check applicable boxes) <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Construct new well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Use existing well <input type="checkbox"/> Change or increase use </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Change source (aquifer) <input type="checkbox"/> Reapplication (expired permit) <input type="checkbox"/> Rooftop precipitation collection <input type="checkbox"/> Other: _____ </td> </tr> </table>		<input type="checkbox"/> Construct new well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Use existing well <input type="checkbox"/> Change or increase use	<input type="checkbox"/> Change source (aquifer) <input type="checkbox"/> Reapplication (expired permit) <input type="checkbox"/> Rooftop precipitation collection <input type="checkbox"/> Other: _____											
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3. Refer To (if applicable) <table style="width: 100%;"> <tr> <td style="width: 50%;">Well permit # _____</td> <td style="width: 50%;">Water Court case # _____</td> </tr> <tr> <td>Designated Basin Determination # _____</td> <td>Well name or # _____</td> </tr> </table>		Well permit # _____	Water Court case # _____	Designated Basin Determination # _____	Well name or # _____	7. Well Data (proposed) <table style="width: 100%;"> <tr> <td style="width: 60%;">Maximum pumping rate _____ GPM</td> <td style="width: 40%;">Annual amount to be withdrawn _____ acre-feet</td> </tr> <tr> <td>Total Depth _____</td> <td>Aquifer _____</td> </tr> </table>	Maximum pumping rate _____ GPM	Annual amount to be withdrawn _____ acre-feet	Total Depth _____	Aquifer _____				
Well permit # _____	Water Court case # _____													
Designated Basin Determination # _____	Well name or # _____													
Maximum pumping rate _____ GPM	Annual amount to be withdrawn _____ acre-feet													
Total Depth _____	Aquifer _____													
4. Location Of Proposed Well (SEE INSTRUCTIONS) Property address (Include City, State, Zip) _____ <input type="checkbox"/> Check if well address is same as Item 1 <table style="width: 100%;"> <tr> <td style="width: 25%;">Rule 6.2.3 <input type="checkbox"/> Yes <input type="checkbox"/> No (see instruction for information)</td> <td style="width: 75%;">County _____</td> </tr> <tr> <td>_____ 1/4 of the _____ 1/4</td> <td> <table style="width: 100%;"> <tr> <td style="width: 25%;">Section _____</td> <td style="width: 25%;">Township N or S _____</td> <td style="width: 25%;">Range E or W _____</td> <td style="width: 25%;">P.M. _____</td> </tr> <tr> <td></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td></td> </tr> </table> </td> </tr> </table> <p>Preferred location format: GPS well location information in UTM format. The following GPS settings are required: Format must be UTM. Units must be in meters. Datum must be NAD83. Unit must be set to true north. <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13.</p> <p>Easting: _____</p> <p>Northing: _____</p> <p>Optional Location Information (must be provided if GPS location is not provided above and Rule 6.2.3 does not apply): distances from section lines: _____ feet from the <input type="checkbox"/> N. or <input type="checkbox"/> S. Line, _____ feet from the <input type="checkbox"/> E. or <input type="checkbox"/> W. Line</p>		Rule 6.2.3 <input type="checkbox"/> Yes <input type="checkbox"/> No (see instruction for information)	County _____	_____ 1/4 of the _____ 1/4	<table style="width: 100%;"> <tr> <td style="width: 25%;">Section _____</td> <td style="width: 25%;">Township N or S _____</td> <td style="width: 25%;">Range E or W _____</td> <td style="width: 25%;">P.M. _____</td> </tr> <tr> <td></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td></td> </tr> </table>	Section _____	Township N or S _____	Range E or W _____	P.M. _____		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		8. Water Supplier Is this parcel within boundaries of a water service area? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide name of supplier: _____
Rule 6.2.3 <input type="checkbox"/> Yes <input type="checkbox"/> No (see instruction for information)	County _____													
_____ 1/4 of the _____ 1/4	<table style="width: 100%;"> <tr> <td style="width: 25%;">Section _____</td> <td style="width: 25%;">Township N or S _____</td> <td style="width: 25%;">Range E or W _____</td> <td style="width: 25%;">P.M. _____</td> </tr> <tr> <td></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td><input type="checkbox"/> <input type="checkbox"/></td> <td></td> </tr> </table>	Section _____	Township N or S _____	Range E or W _____	P.M. _____		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>						
Section _____	Township N or S _____	Range E or W _____	P.M. _____											
	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>												
5. Parcel On Which Well Will Be Located (You must attach a current deed for the subject parcel) A. You must check and complete <i>one</i> of the following: <input type="checkbox"/> Subdivision: Name _____ Lot _____ Block _____ Filing/Unit _____ <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/# _____ Lot # _____ <input type="checkbox"/> Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/#: _____ <input type="checkbox"/> Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required) <input type="checkbox"/> Parcel of 35 or more acres (attach metes & bounds description or survey) <input type="checkbox"/> Other: (attach metes & bounds description or survey) _____ B. # of acres in parcel _____ C. Are you the owner of this parcel? If no, list owner. <input type="checkbox"/> YES <input type="checkbox"/> NO _____ D. Will this be the only well on this parcel? <input type="checkbox"/> YES <input type="checkbox"/> NO (if no – list other wells) E. Parcel ID# (optional): _____		9. Type Of Sewage System <input type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system: District name _____ <input type="checkbox"/> Vault: Location sewage to be hauled to: _____ <input type="checkbox"/> Other (explain) _____												
		10. Proposed Well Driller License # (optional):												
		11. Sign or Enter Name of Applicant(s) or Authorized Agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.												
		<table style="width: 100%;"> <tr> <td style="width: 70%;">Sign or enter name(s) of person(s) submitting application _____</td> <td style="width: 30%;">Date (mm/dd/yyyy) _____</td> </tr> </table>	Sign or enter name(s) of person(s) submitting application _____	Date (mm/dd/yyyy) _____										
Sign or enter name(s) of person(s) submitting application _____	Date (mm/dd/yyyy) _____													
		If signing print name _____ Title _____												
		Office Use Only												

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 2 of 3)

The form must be typed or printed in **DARK INK**. **A current deed for the subject parcel must be attached.** All changes on the form must be initialed and dated. **Attach additional sheets if more space is required. INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED.** Applications are evaluated in chronological order. Please allow approximately seven weeks for processing.

To submit the application you will need to save the completed PDF form and email the PDF to: dwrpermitsonline@state.co.us Once the email is received you will receive an email, in addition to the response, with an attached invoice containing a link to submit payment online via eCheck or credit/debit card. Refer to the "Form Submittal, Payment Options and Fee Schedule" instructions, found under "Important Links" on the Well Permitting page (<https://dwr.colorado.gov/services/well-permitting>) for further information. Once the PDF form has been submitted you will receive an email with an attached invoice containing a link to submit payment online. This form will not be processed until the fee has been received. **Fees are nonrefundable.**

FEES: The filing fee for this application is **\$100**. Exceptions are as follows:

1. An application to replace or deepen an existing permitted well, which does not have a "-F" or "-R" suffix after the original permit number, into the same source (aquifer) for the same uses is **\$60**.
2. Applications to register an existing well and replace or deepen the well into the same source (aquifer) for the same uses is **\$100 if submitted together**. Use Form GWS-12 for the registration and Form GWS-44 for the replacement. If the intent is only to register an existing well use Form GWS-12. The forms are available from the [eForms Dashboard](#).

USES: This form (GWS-44) is to be used when applying for a permit for the following types of uses:

- A. Ordinary household use inside one single-family dwelling (NO outside water use allowed):** Generally, this is all that can be approved on parcels less than 35 acres, except in areas inside the [Designated Basins](#), limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain [Denver Basin](#) aquifers.
- B. Ordinary household use in 1 to 3 single-family dwellings, irrigation of up to one acre of home garden and lawn, and watering of domestic animals and poultry:** Generally, permits can be approved with residential outside uses in addition to use inside the single family dwelling(s) on parcels of land of 35 or more acres, in areas inside the [Designated Basins](#), limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain [Denver Basin](#) aquifers. The allowed residential uses will vary based on the property size, property location and the proposed aquifer.
- C. Livestock watering on farm, ranch, range, or pasture** (on parcels of 35 or more acres).

ITEM INSTRUCTIONS: (numbers correspond with those on the front of this form)

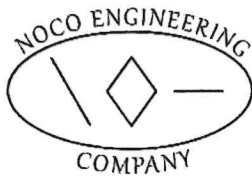
- 1. (Applicant Information)** The applicant is the entity for whom the permit is to be issued. Since the well owner is ultimately responsible for the use of the well, their name should be in this area. The mailing address is where the applicant currently receives mail. For wells in a Denver Basin aquifer the Applicant must be the property owner.
- 2. (Type of Application)** Check all boxes that apply. **If you check the box for Rooftop precipitation collection, you must also complete and submit Form No. GWS-78.** The form is available from the [eForms Dashboard](#).
- 3. (Refer To)** Complete all boxes that apply.
- 4. (Location of Proposed Well)** Provide the property address for the parcel on which the well is to be located. If it is the same as the mailing address, check the box that indicates that it is the same. **You must provide the county, ¼ of the ¼, section, township, range and principal meridian (P.M.)** in which the well will be located. You must also provide a point location unless the well qualifies under Rule 6.2.3 of the Water Well Construction Rules (Rule 6.2.3 requires that the point location be provided to the Division of Water Resources by the well driller once the well is drilled). Rule 6.2.3 does not apply in the following circumstances:
 - a. The location is decreed by a water court;
 - b. The well will be drilled in a Denver Basin aquifer;
 - c. Your application is for a permit to use an existing well.

When a point location is required it is recommended the well location be provided using GPS coordinates. The Location Converter tool (available on the DWR website at: <https://dwr.state.co.us/Tools/LocationConverter>) can be used to convert between Latitude/Longitude and UTM coordinates. If a UTM format location is not provided and the well does not qualify under Rule 6.2.3 you must provide the distances from section lines. The required GPS unit settings must be as indicated on this form. Colorado contains two UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box. **When a point location is required, and GPS coordinates are not provided, you must specify the Distances of the well from the Section lines.**

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 3 of 3)

5. **(Parcel on Which Well Will Be Located)** A current deed for the subject parcel must be attached. If the subject parcel is 35 or more acres, a complete metes and bounds type legal description or surveyor's plat map that references a section point is required to enable us to plot the parcel in our mapping system. If the parcel is less than 35 acres and not in a subdivision, a deed with metes and bounds legal description, **recorded prior to June 1, 1972** is required. Complete Items 5A through 5E (5E is optional). If you answered NO to Item 5C please indicate who the landowner is. If you are under a contract to purchase the subject property, please state this as well. If the parcel is inside the Denver Basin, the application must be in the name of and signed by, or their name entered by, the current landowner.
6. **(Use of Well)** See above comments under USES to determine those uses for which you may qualify, and then check the applicable box or boxes.
7. **(Well Data)** The **maximum pumping rate** is limited to 15 gpm for most residential type well permits. The **annual amount of water to be withdrawn** is a volume measured in acre-feet. One acre-foot equals 325,851 gallons. For ordinary household use inside one single-family dwelling and no outside use, the annual amount will be about 1/3 acre-foot. For ordinary household use in three single-family dwellings, one acre of home garden/ lawn irrigation, and watering of domestic animals, the annual amount will be about 3 acre-feet. For 100 head of livestock, the annual amount will be about 1.35 acre-feet. Please indicate the estimated **depth** of the proposed well. The proposed **aquifer** for the well must be indicated if the well is to be located within the [Denver Basin](#) (see [Denver Basin Map](#)), the San Luis Valley or in areas where it is believed the well will penetrate a confining layer. Aquifer information should be provided if known, for well locations outside of these areas.
8. The issuance of exempt well permits may depend on the availability of another source of water, pursuant to CRS 37-92-602(6), such as water from a municipality or water district. (Statutes can be accessed through the CDWR web site.) See [Guideline 2003-5](#) for additional information.
9. Check the applicable box, and complete or attach any additional information as requested in this item.
10. Wells must be constructed by a Colorado licensed well driller, or under the "private driller" provision as defined in CRS 37-91-102(12). A listing of licensed well drillers/pump installers is available at <https://dwr.colorado.gov/services/well-construction-inspection>
11. **The well owner must sign or enter their name on the form in the signature block.** If **signing as a representative of a company** who owns the well, then your title must also be included in the title block. An authorized agent may also sign or enter their name on the application if a letter signed by the applicant or their attorney is submitted with the application authorizing that agent to sign or enter their name on the applicant's behalf. Put the date the application was signed (or name entered) in the date block. Wet or electronic signatures are acceptable. If providing a wet signature type or print the name in the print name block.

If you have questions, contact the Denver Office or the Division Office where the well is located or submit a question at: [AskDWR - Residential Well](#) for assistance. Contact information is available from our website at: <https://dwr.colorado.gov/about-us/contact-us>



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

File No: 25-006.05

☐ Commercial Request

June 3, 2025

☒ Secondary Plat Review Required

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

6-4-25
OK
Km

ATTN: Kent Pflager, Manager

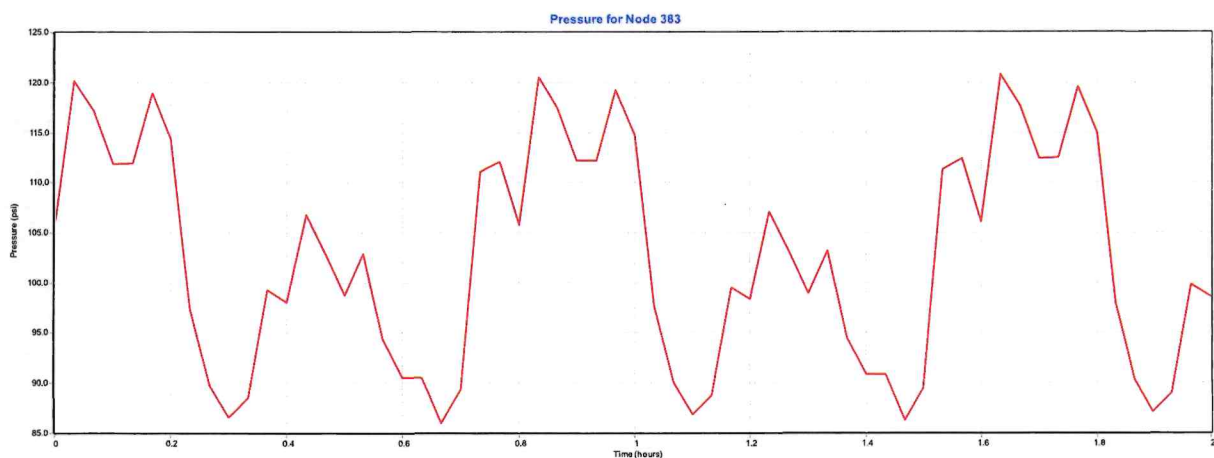
RE: Tap Request 2025-09 – Node 383

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Polar Block Properties	3 - 5/8" Taps	MCR P.5 and 12 Parcel: 122513000004

The tap request is for three (3) 5/8" taps for a proposed three lot subdivision located at MCR P.5 and MCR 12. The proposed parcels are located within Northern's boundaries but are not located within the District's boundaries. There is an existing four-inch (4") line adjacent to the property. The existing pressures in are between 94 psi and 123 psi. With the proposed taps the pressure are between 87 psi and 121 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	41
Road 23 (North End #2110)	74	74
North of Jackson Lake (#1921)	27	27
Northeast End of District (#2230)	87	87
Adams Co. (#1250)	41	41

* Spreadsheet was modified which changes the values 6/10/24

System Improvements required to serve this request:

1. A plat will be required for the proposed development with the requirements for the plat shown below.
2. The property will need to be annexed into the District boundaries.

Engineer's Recommendation:

NEC recommends conditional 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.

Secondary Plat Review Requirement:

If the applicant is dividing the property into multiple lots and does not have the proposed subdivision platted and stamped by a licensed surveyor or engineer registered in the State of Colorado on the initial review, a secondary review will be required once the plat is recorded through the county. The plat shall show all lot lines, designated utility easements, rights-of-way(s) and other items as determined by the District to serve the proposed subdivision. The location of the meter(s) shall be located on the parcel it is serving. The secondary tap review is required to be completed and approved within six months from application, otherwise a new application may be required.

Master Plan Improvements recommended:

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 180 days of the date of this correspondence. Otherwise, the tap request will be removed from the model and the tap request will be considered to have expired and be cancelled unless the board approves an extension of the request. 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 0.7acre 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,

A handwritten signature in cursive script that reads "Josh Cook".

Josh Cook, P.E.

President

NOCO Engineering Company



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

June 17, 2025

Andrew Witt
Polar Block Properties, LLC

Dear Mr. Witt,

Northeast Colorado Health Department (NCHD) has no objection to the Minor Sub-division consisting of four lots, located in the SE ¼ of section 13 Township 3N, Range 59W of the 6th P.M., Morgan County, Colorado. Total acres involved are approximately 34.62.

Lot one will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot two will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot three will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot four will be approximately 8.655 acres with a home and out buildings located at 15435 CR 12. Potable water is served by a private well located on said properties. The Septic system (OWTS) on said property is not a NCHD permitted system, therefore the location of the system is unknown.

Prior to building a residence on lot one, two and three or if the system should fail on lot four 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. 2262

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin Bustos".

Melvin Bustos
Environmental Health Manager
Northeast Colorado Health Department

Rev 6/17/2025



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: memberservices@mcrea.org



A Touchstone Energy® Cooperative
The power of human connections®

May 14, 2025

Polar Block Properties LLC
951 20th ST #731
Denver, CO 80201

**RE: Certification of Electric Power
 SE ¼, Sec 13, T 03N, R 59W
 Parcel Number: 225-130-00-004
 POLAR BLOCK PROPERTIES LLC**

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 Polar Block Properties LLC in the Southeast Quarter of Section 13, Township 03 North, Range 59 West.

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

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

Sincerely,

Brent Klesen

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



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

**TOTAL
AMOUNT DUE**

\$160.12

**AutoPay on
06/16/2025**

See next page for bill details.

Account Information

Account #: 2783700
Customer Name: POLAR BLOCK PROPERTIES, LLC
Statement Date: 06/01/2025
Current Bill Due Date: 06/15/2025
Mailing Address: 951 20TH ST # 731
 DENVER CO 80201-5233

Balance Summary

Previous Balance	\$125.41
Payment(s)	-\$125.41
Balance Before Current Charges	\$0.00
Total Current Charges	\$160.12
Total Amount Due	\$160.12

IMPORTANT CUSTOMER INFORMATION

Join us for Morgan County REA's 2025 Member Appreciation Picnic on Thursday, June 12! See the back of this bill for details and learn how you can win prizes. We hope to see you there!



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

Account Number	2783700
Statement Date	06/01/2025
AutoPay on 06/16/2025	\$160.12
AutoPay - Do Not Send Payment	

PAY BY PHONE: 855-951-3595

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



POLAR BLOCK PROPERTIES, LLC
 951 20TH ST # 731
 DENVER CO 80201-5233

4 1575

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

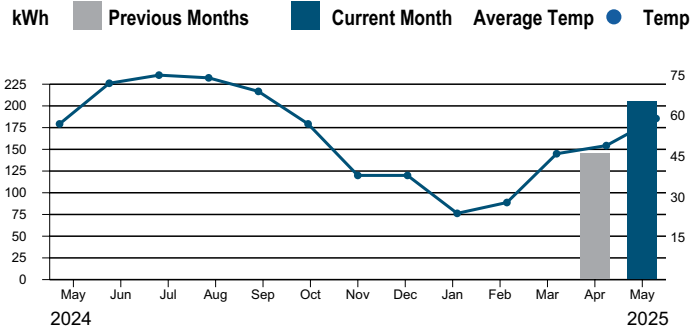


Location: 0359132600

Service Desc: ELECTRIC HOME

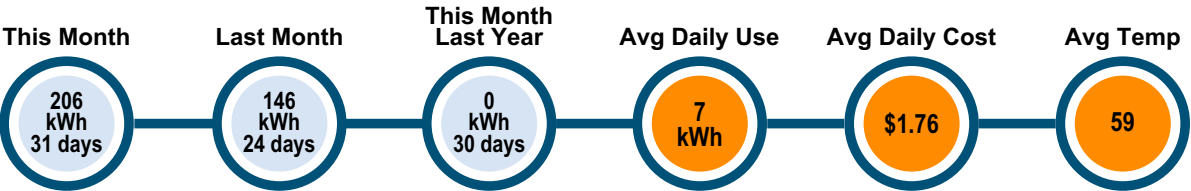
Service Address: 15435 COUNTY ROAD 12

Rate Class	Meter No.	Reading Dates		Days Served	Readings		Multiplier	kWh Usage	Demand Reading
		From	To		Previous	Present			
001	148961685	05/01/2025	06/01/2025	31	98879	99085	1.0	206	2.117



Current Service Detail		
Facility Charge		\$31.00
Energy Charge	206 kWh @ .113800	\$23.44
Total Current Charges		\$54.44

Energy Usage Comparison

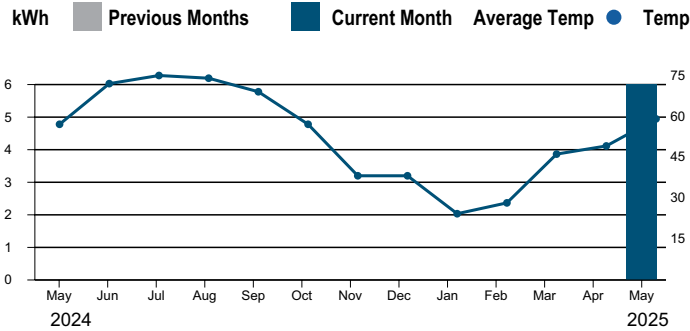


Location: 0359132800

Service Desc: IRRIGATION

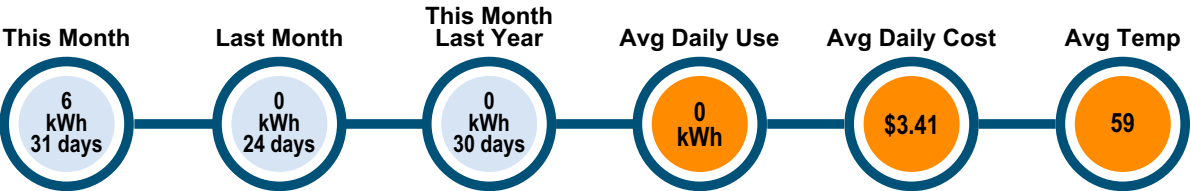
Service Address: 20 HP IRRIG WELL

Rate Class	Meter No.	Reading Dates		Days Served	Readings		Multiplier	kWh Usage	Demand Reading
		From	To		Previous	Present			
130	141801881	05/01/2025	06/01/2025	31	10162	10168	1.0	6	0.014



Current Service Detail		
Facility Charge		\$105.00
Energy Charge	6 kWh @ .067800	\$0.41
Demand Charge	.014 KW @ 19.38	\$0.27
Total Current Charges		\$105.68

Energy Usage Comparison





Shannon Joss [REDACTED]

Fwd: Approved Driveway Access Permit

3 messages

Kenneth Nelson <knelson@co.morgan.co.us>

Thu, Jul 10, 2025 at 1:28 PM

To: [REDACTED]

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

From: **Kenneth Nelson** <knelson@co.morgan.co.us>

Date: Thu, Jul 10, 2025 at 1:25 PM

Subject: Approved Driveway Access Permit

To: [REDACTED]

Good Afternoon,

Attached is the Approved Driveway Access Permit you requested.

Please let me know if you have any questions.

Thank you

Ken

**Polar Block Properties LLC MCR 12.pdf**
3056K

Shannon Joss [REDACTED]

Thu, Jul 10, 2025 at 1:37 PM

To: Kenneth Nelson <knelson@co.morgan.co.us>

Great, thank you Ken. I also sent over application for the 3 new driveways off the easement. When can we expect approval on those?

[Quoted text hidden]

Kenneth Nelson <knelson@co.morgan.co.us>

Thu, Jul 10, 2025 at 1:50 PM

To: Shannon Joss [REDACTED]

Shannon, I will not be able to grant access to the other driveways. The only way Morgan County can approve a driveway access is if it touches the County Road. Since the other 3 driveways are on your easement and not near a County Road, you will not need driveway access approval from Morgan County. You can place the 3 driveways at your discretion.

I hope that makes sense?

Ken

[Quoted text hidden]



Approved Driveway Access Permit
Morgan County, Colorado

Driveway Access Code:	DRV12-0.495-W-P	Date:	7-10-25
Property Owner (Permittee):			
Name:	Polar Block Properties, LLC		
Address:	15435 County Road 12		
Address:			
City:	Fort Morgan	State:	CO Zip Code: 80701
Phone:		Email:	
Agent of Property Owner (If Applicable)			
Name:			
Address:			
Address:			
City:		State:	Zip Code:
Phone:		Email:	
Parcel Number:	122513000004		
Legal Description:	S: 13 T: 3 R:59 SE ¼ N 70 AC B747 P768 EX MINOR SUB		
GPS Coordinates at the Centerline of Driveway:		Latitude:	40.225217
		Longitude:	-103.924328
Access onto County Road:			
MCR 12			
Driveway Type:	New	X	Existing
Maximum Width of Approved Driveway is:		40	FEET
Culvert Required:	X	No	Yes
If Yes, Required Size is:			Inch

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

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

Morgan County, Colorado
Public Works Department


James Rehn

Authorized Morgan County Agent Signature

7-10-25
Date



Application for Driveway Access Permit
Morgan County, Colorado

Instructions for Completing and Submitting Application

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

Application for Driveway Access Permit
Morgan County, Colorado

Terms and Conditions

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

AW

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

Application for Driveway Access Permit
Morgan County, Colorado

1. Property Owner (Permittee):

Name: Polar Block Properties, LLC

Address: 15435 CO RD 12

City/State/Zip Code: Fort Morgan, CO 80701

Phone: [REDACTED] Email: [REDACTED]

2. Agent of Property Owner (If Applicable)

Company/Individual Name _____

Contact Name (If Applicable) _____

Address: _____

City/State/Zip Code: _____

Phone () _____

Email: _____

3. Legal Description:

S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Parcel Number: 1225-130-00-004

4. Road Access:

Access onto County Road 12

(Circle Direction to Nearest Intersecting Road)

(Nearest Intersecting Road)

5. Driveway Type: (Check One) ☒ **New Driveway _____

☐ Existing Driveway Yes

Desired width of New Driveway _____ Feet.

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

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

Andrew Witt

07/09/2025

Property Owner/Agent Signature

Date

Submit Completed Application and All Supporting Documents to:

Morgan County Road and Bridge Department

P.O. Box 516

17303 County Road S

Fort Morgan, CO 80701

Or by Email to: rbmorganc@co.morgan.co.us

Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination: ☒ Approved _____ ☐ Denied (Reason for Denial): _____

GPS Coordinates, Centerline of Driveway in relation to road:

Latitude: 40.225217

Maximum Width of Driveway: 40 Feet

Longitude: -103.924328

Culvert Required: YES ☒ NO ☐ If Yes, Size: _____

Closest Intersecting Road 0 Measurement from Closest Intersecting Road 2613 Feet

Driveway Access Code: DRV12-0.495-W-P

Completed By:

A handwritten signature in blue ink, appearing to be 'J. B. Smith', written over a horizontal line.

Date:

7-10-25

Morgan County Property Card

Parcel Number: 1225-130-00-004

Account Number: R008077

Property

— Address —

15435 CO RD 12
FORT MORGAN, CO 80701

— Physical —

Acres: 0 Land Sq Ft: 88,650

Property Class

— Zoning —

Planning: A

Assessor:

— Value —

Assessed

Actual

Land: \$5,100 \$18,890

Imp: \$7,690 \$108,040

— Legal Description —

Block: NULL Lot: NULL

PLSS: 03N 59W 013

Boundary: SE1/4 N 70 AC B747 P768 EX MINOR SUB

Legal: S: 13 T: 3 R: 59 SE1/4 N 70 AC B747
P768 EX MINOR SUB

Owner

Name: POLAR BLOCK PROPERTIES LLC

Address: 951 20TH ST #731
DENVER, CO 80201

District 226

— Taxing Authorities —

School District: School District RE-3

Water Districts: Northern Colorado Water

Fire Protection District: Fort Morgan Fire

Special Districts:

— Voting Districts —

House District: 63 Congressional District: 4 Precinct: 1

Sentate District 1 Commissioner District: 1 Town: --

— Other —

Subdivision: NULL Neighborhood: INNER RR RESD Condo:

Sales

— Most Recent Sale —

Sale Date: 9/8/2003

Document Type: JOINT TENANCY

Deed Type: JTD

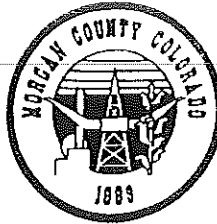
Sale Price: 133000

Document Number: 811624

Grantor: PIERCE, HERBERT WESLEY III & IDA ILENE

Grantee: DELL, JEFF R & SOUTHERLAND, BOB R

Remarks: NULL



DRV12-0.5-WG-P

**MORGAN COUNTY
Road and Bridge Department**

December 16, 2002

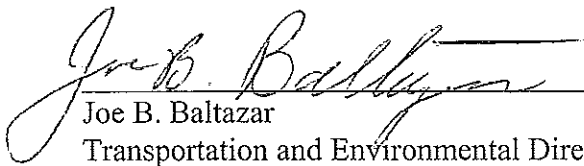
Herbert Wesley Pierce III
15435 Morgan County Rd. 12
Fort Morgan, CO 80701

Dear Mr. Pierce,

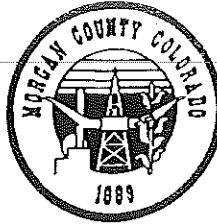
Morgan County Highway Department no objection to the use of the present driveway and the new driveway to be located onto Morgan County Road 12 as access to the property located at: SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,


Joe B. Baltazar
Transportation and Environmental Director

JBB/cb



DRV12-0.5-W7-P

**MORGAN COUNTY
Road and Bridge Department**

December 16, 2002

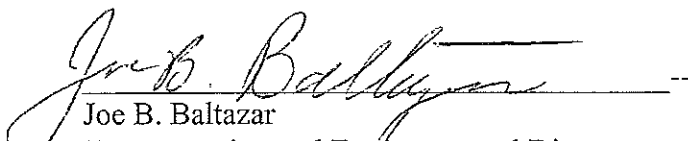
Herbert Wesley Pierce III
15435 Morgan County Rd. 12
Fort Morgan, CO 80701

Dear Mr. Pierce,

Morgan County Highway Department no objection to the use of the present driveway and the new driveway to be located onto Morgan County Road 12 as access to the property located at: SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,


Joe B. Baltazar
Transportation and Environmental Director

JBB/cb

ADDITIONAL APPLICATION INFORMATION

Ditch Company Notification

Impact Statement

Soil Map

Mineral Ownership

Covenants

Statement of Taxes



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Notification of Proposed Subdivision Application – 15435 County Road 12, Fort Morgan

Drew [REDACTED]

Tue, Sep 2, 2025 at 12:39 PM

To: [REDACTED]

Cc: Shannon Joss [REDACTED] Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Dear Bijou Irrigation Company,

We are writing to notify you we are in the process of applying for a subdivision application for the property located at **15435 County Road 12**, Fort Morgan, Colorado. We are considering the proposed subdivision involving dividing the existing **34.62-acre parcel** into **four equal parcels**, each measuring **8.655 acres**.

The current parcel includes one single-family residence, which will remain. The three additional parcels are intended to accommodate **manufactured residential homes**, supporting the expansion of the local housing inventory and helping to address the community's growing housing needs.

—

Drew Witt

Owner | Polar Block Home Buyers

O: [REDACTED]

C: [REDACTED]

E: [REDACTED]

www.polarblockproperties.com

Leave a Review!

FA. 100084799

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

Polar Block Properties, LLC is applying for a Minor Subdivision or Planned Development
(landowner)
consisting of 4 lots totaling 34.62 acres. Landowner is Proposing to allow _____ animal units
per acre, or 6 animal units per lot.

Location and/or address of site: _____
15435 CO RD 12, FORT MORGAN CO 80701

Driving direction from Fort Morgan: _____
I76W to exit 73 toward Long Bridge Rd, turn left onto County Road 12

Date application is due in Planning Dept.: N/A

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.

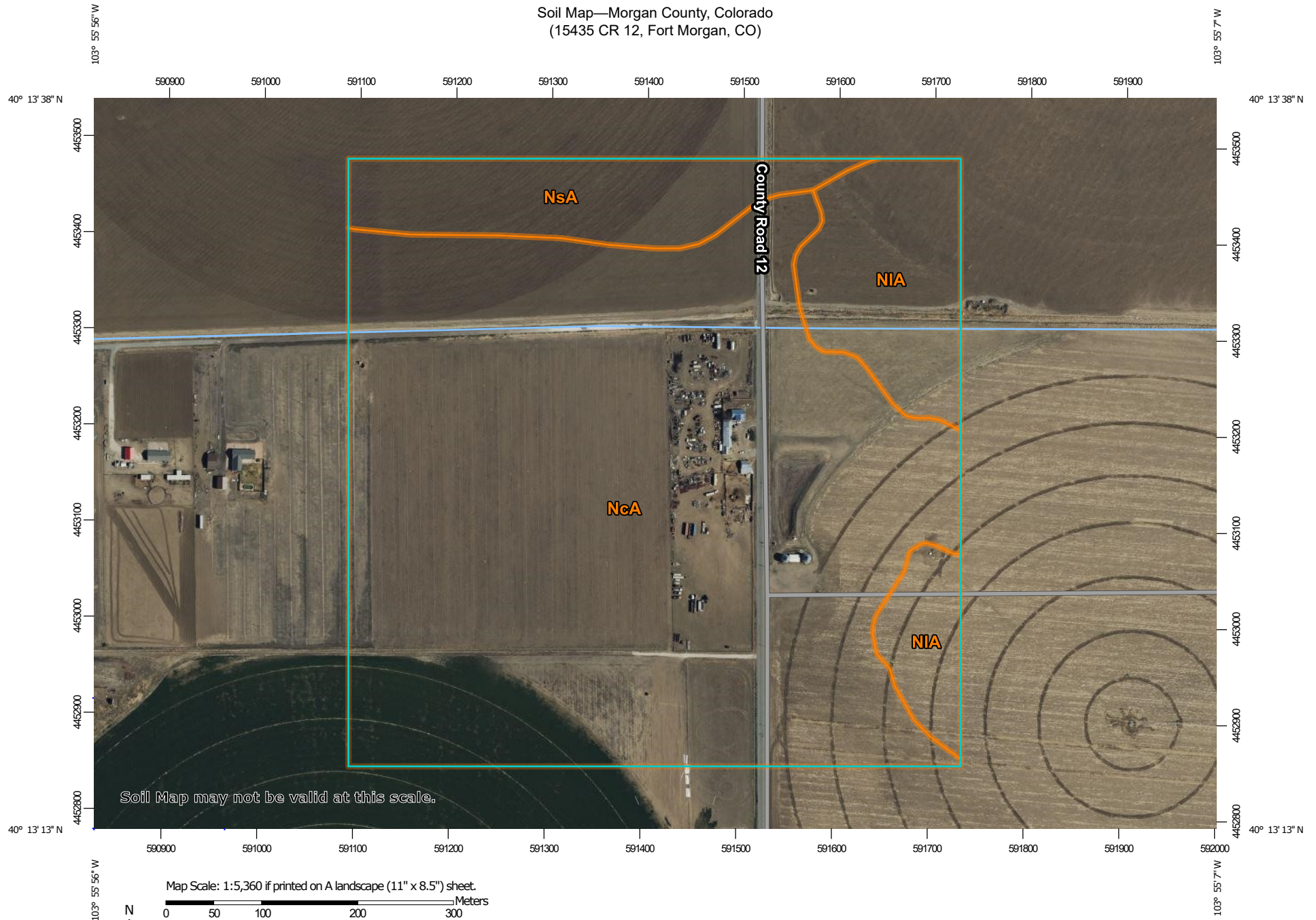
EXTENSION AGENT USE ONLY:

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

Comments: Lot 1 = 8.655 Acres, 6 Animal Units; Lot 2 = 8.655 Acres,
6 Animal Units; Lot 3 = 8.655 Acres, 6 Animal Units;
Lot 4 = 8.655 Acres, 6 Animal Units

Signature: Marilyn Eisenach Date: 5/28/2025

Soil Map—Morgan County, Colorado
(15435 CR 12, Fort Morgan, CO)



Soil Map may not be valid at this scale.

Map Scale: 1:5,360 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/15/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Morgan County, Colorado

Survey Area Data: Version 25, Aug 29, 2024

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

Date(s) aerial images were photographed: Apr 14, 2022—Jun 15, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NcA	Nunn clay loam, 0 to 1 percent slopes	78.2	78.0%
NIA	Nunn loam, 0 to 1 percent slopes	12.7	12.7%
NsA	Nunn sandy loam, 0 to 1 percent slopes	9.4	9.4%
Totals for Area of Interest		100.3	100.0%

**CERTIFICATION OF NOTIFICATION
OF MINERAL ESTATE OWNER**

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Andrew Witt, Polar Block properties, LLC

_____, (the "Applicant" or authorized representative of the Applicant), by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 15435 CR 12, Fort Morgan CO

Legal Description (attach as applicable): _____

S:13 T:3 R:59 SE 1/4 N 70 AC B747 D768 EX minor
SUB

Permit #: _____

☒ I/We have searched the records of the Morgan County Tax Assessor and the Morgan County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to C.R.S. § 24-65.5-103(1).

____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to C.R.S. § 24-65.5-103(1) of the Colorado Revised Statutes. A copy of the letter and list of addressee are included with this certification.

____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per C.R.S. § 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.



Applicant or Authorized Representative

6/23/25

Date

POLAR BLOCK SUBDIVISION COVENANTS

Owner, Polar Block Properties, LLC

Lots 1-4

Legal Description: S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Shared Access and Maintenance Agreement

All lot owners who use the shared access easement (the "Access Road") shall be jointly responsible for the regular maintenance and repair of the road. This includes grading, snow removal, weed control, and preservation of surface conditions. The access road shall be maintained with compacted gravel or equivalent material suitable for year-round access by passenger vehicles and emergency services.

Cost Sharing

The cost of maintenance and repairs shall be shared equally among all lot owners who benefit from and utilize the Access Road, unless otherwise agreed in writing. Each owner shall contribute their proportional share annually or as needed, based on an equal division among the number of lots using the road. If emergency repairs are needed, owners may contribute as required and reconcile proportionally after the fact.

Collection and Payment

Contributions shall be collected by a designated road maintenance coordinator (either a chosen owner or property manager), with notice provided 30 days in advance of collection. Failure to contribute may result in a lien against the property, and any unpaid amounts may accrue interest at 10% per annum until paid.

Enforcement

If any lot owner fails to fulfill their obligations under this agreement, any other lot owner may seek enforcement through civil action. The prevailing party in such enforcement action shall be entitled to recover reasonable attorney's fees and costs.

Prohibition on Closure

No lot owner shall obstruct, gate, restrict, or otherwise interfere with access to or from the Access Road for any other lot owner. The Access Road shall remain open and available for the shared use of all entitled parcels, subject only to temporary closures for necessary maintenance or emergency purposes.

Morgan County Treasurer

Statement of Taxes Due

Account Number R008077

Assessed To

Parcel 122513000004

PACE, THERON R & CAROL A

15435 CO RD 12

FORT MORGAN, CO 80701

Legal Description

S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Situs Address

15435 CO RD 12

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$743.68	\$0.00	\$0.00	(\$743.68)	\$0.00
Total Tax Charge					\$0.00
Special Assessment: BIJOU IRRIGATION					
2024	\$1,676.88	\$0.00	\$0.00	(\$1,676.88)	\$0.00
Total Special Assessment: BIJOU IRRIGATION					\$0.00
GRAND TOTAL					\$0.00
Grand Total Due as of 07/15/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 226 - 226 - RE 3

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.5360000	\$209.62	FLOOD IRRIGATED LAND	\$19,510	\$5,150
ROAD AND BRIDGE FUND	7.5000000	\$80.47	FARM/RANCH WASTE LAND	\$40	\$10
SOCIAL SERVICES FUND	2.0000000	\$21.46	FARM/RANCH RESIDENCE	\$64,320	\$4,310
FT MORGAN RURAL FIRE DIST	2.9960000*	\$32.15	FARM/RANCH SUPPORT IMPS	\$4,780	\$1,260
NORTHERN COLO WATER CD	1.0000000	\$10.73			
RE 3 F M GENERAL FD	27.0790000	\$290.55			
RE 3 F M M/L OVRD	1.5370000	\$16.49			
RE 3 F M BOND RED	7.6620000	\$82.21	Total	\$88,650	\$10,730
Taxes Billed 2024	69.3100000	\$743.68			

* Credit Levy

BIJOU IRRIGATION

\$1,676.88

*****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

September 5, 2025

Dear Neighboring Landowners:

Andrew Witt as applicant and Polar Block Properties, LLC as landowner have submitted an application to our office for a 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

This application is scheduled to be heard by the Planning Commission at a special hearing on **Monday, October 6, 2025 at 6:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within 1320 feet 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 **September 19, 2025**.

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



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

August 14, 2025

Dear Neighboring Landowners:

Andrew Witt as applicant and Polar Block Properties, LLC as landowner have submitted an application to our office for a 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Legal Description: A parcel of land in the SE $\frac{1}{4}$ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

This application will be reviewed administratively. If the Administrator deems necessary, the application may go to review and decision by the Planning Commission and Board of County Commissioners.

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, please contact us at (970) 542-3526 or stop by our office. You may submit written comments to our office no later than **August 29, 2025**.

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

POLAR BLOCK PROPERTIES LLC

951 20TH ST #731
DENVER, CO 80201

RUPPEL, RICHARD G

15020 CO RD 11
FORT MORGAN, CO 80701

ROMERO, AMBROSITA MARY

716 AURORA ST
FORT MORGAN, CO 80701

COMBS, JANNA &
JOHNSON, RUFUS
15149 CO RD 12
FORT MORGAN, CO 80701

KROSKOB FARMS LLC

11491 CO RD 12
FORT MORGAN, CO 80701

CORSENTINO, RUSSELL DEAN & SHERYL LYNN

15062 CO RD 12
FORT MORGAN, CO 80701

MUCK, TODD

5768 LOWER TWIN CREEK RD
CASTLE ROCK, CO 80104

HOLDCROFT, EDWARD O SR

15487 CO RD 12
FORT MORGAN, CO 80701

JIMENEZ, LAZARO & BRENDA

15491 CO RD 12
FORT MORGAN, CO 80701

BISBEE, RICHARD W

15495 CO RD 12
FORT MORGAN, CO 80701

Richard Bisbee
15495 County Road 12
Fort Morgan, CO 80701

Representing Long Bridge Estates Minor Subdivision Lots 3 & 4

August 27, 2025

Nicole Hay, Planning Administrator
Morgan County Planning and Zoning Department
231 Ensign Street
PO Box 596
Fort Morgan, CO 80701

Email: nhay@co.morgan.co.us

Nicole,

Upon receiving your letter dated August 14, 2025 regarding the application that Andrew Witt has submitted to your office for a 4-Lot Minor Subdivision, Polar Block Properties, LLC, I have some serious concerns that would need to be addressed. I will state those concerns for your review and subsequent discussion with your office.

1) Access Road for Long Bridge Estates Minor Subdivision***

- a. The access road was created for the sole use of Long Bridge Estates. The road has had substantial work and improvement over the years **at the sole cost of the Long Bridge Estates homeowners.**
- b. The road sufficiently supports the residents of Long Bridge Estates but is not designed to handle the addition traffic that Polar Block properties will add to it.
- c. The road is maintained at the cost to Long Bridge Estates homeowners.
- d. To support the traffic that Polar Block Properties subdivision will bring, **the access road from County Road 12 through Lot 1 of Polar Block minor subdivision will need to be paved.**
- e. **Any damage or excessive wear to the access road or apron from County Road 12 to the access road must be immediately repaired to prevent Long Bridge Estates residents from being impacted.**
- f. The apron from County Road 12 to the access road must be fortified to handle the extra traffic.

2) Quality Water***

The water line from Quality Water supports the 4 residences of Long Bridge Estates and provides sufficient pressure. The addition of the additional usage requirements of Polar

Block needs to be reviewed and the water line needs to be upgraded to prevent Long Bridge Estates from a degradation of service.

Currently, the understanding is that the current water main is 2" and sufficient for the 4 taps that are owned by Long Bridge Estates residents. Additional usage on that line would substantially impact the Long Bridge Estates residents.

3) **Polar Block Minor Subdivision Restrictive Covenants*****

The Polar Block Minor Subdivision needs to establish covenants in accordance with those established for Long Bridge Estate minor subdivision to protect our way of life, our property and our property values. These covenants MUST include the following requirements:

- a. Use Definition – Each subdivision lot shall be used solely for a single-family residence per lot. Single family is defined to include only father, mother, children, grandparents but shall NOT include uncles, aunts, brothers, sisters, nieces, nephews or collateral relatives.
- b. Style of Home –
 - i. Polar Block must maintain that all construction will conform to the current edition of HUD or Uniform Building Code Standards.
 - ii. All single-family residences will be newly constructed of frame, brick, masonry with hip or gable roof and may include modular homes but not manufactured homes.
 - iii. All single-family residences must be at least 2,000 square feet on the first floor exclusive of attached garages, carports open porches or patio decks.
 - iv. No home shall exceed a two-story level in height out of the ground.
 - v. All homes shall be attached to a fully 8-inch concrete foundation or basement.
 - vi. The roof pitch minimum must be 5/12.
 - vii. All residences must be set back a minimum of 400 feet from the front property line / access road.
- c. Water and Sewer – All residences must have their own individual septic system installed according to county and state health regulations. Each lot must have a tap from Morgan County Quality Water.
- d. Prohibited Vehicles and Machinery – There will be no old abandoned or non-operational vehicles, trucks, recreational vehicles, off-road vehicles, or machinery. No vehicle with expired state registration shall be parked on any resident lot except while parked within an enclosed building located on said lot.

- e. Garbage and Refuse – Trash, garbage or other waster must be kept in sanitary conditions. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, with the exception of building materials during construction.
- f. Means of advertising – No signs, billboards or advertising media shall be erected or maintained on any lot. A small common realtor “FOR SALE” sign may be used while selling the property.
- g. Animals and Pets – The number of animals per lot shall be designated according to Morgan County regulations which is one (1) animal unit per two (2) acres. A reasonable shelter can be provided for such animals. A maximum of 3 dogs, cats or other household pets may be kept with the provision that they are not kept for commercial use and that they are maintained on the applicable property and not allowed to freely roam.
- h. Revegetation: On all acres not occupied by building or other improvements, all plants must be harvested, mowed or sensibly pastured to maintain attractiveness of the property and surroundings. Lawn and landscaping around the residence must be completed within 6 months. Homeowners may not change the topography of the land which includes any current drainage as it now rests.
- i. Maintenance – All homes must be maintained with a clean and well-groomed appearance that will preserve the attractiveness of the neighborhood and property. All new and existing structures will be kept in an upscale condition to preserve the value and desirability of the subdivision.

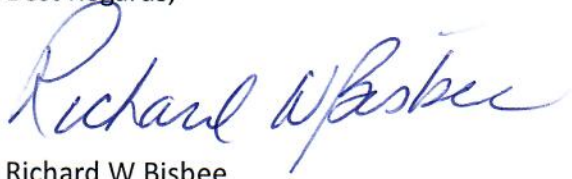
The matters referenced herein are of significant concern to the residents of the Long Bridge Estates Minor Subdivision. For many years, the homeowners of Long Bridge Estates were adversely affected by the condition and misuse of the property located at 15435 County Road 12, formerly owned by Theron and Carol Pace and subsequently acquired by Andrew Witt for the establishment of the Polar Block Minor Subdivision.

During the period of ownership by Mr. and Mrs. Pace, the property was permitted to fall into substantial disrepair and was utilized for the accumulation of refuse, including but not limited to household garbage, inoperable vehicles, inoperable machinery, and various forms of building materials and equipment. Such conditions created an unsafe environment and contributed to significant infestations of snakes, rodents, and other nuisance species.

In light of these circumstances, and following the passing of the Pace family, the residents of Long Bridge Estates have determined that it is imperative such conditions not be permitted to recur under future ownership or development of the property.

I look forward to discussing with you at your earliest convenience.

Best Regards,

A handwritten signature in blue ink, reading "Richard W Bisbee". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Richard W Bisbee

August 27, 2025

Morgan County Planning & Zoning
231 Ensign Street
P.O. Box 596
Fort Morgan, CO 80701

RE: Andrew Witt as applicant and Polar Block Properties, LLC application for a 4-Lot Minor Subdivision.

Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado

To Whom It May Concern:

As Neighboring Landowners we have the following comments/concerns regarding the above referenced application:

- Will property have adequate water supply for this subdivision?
- Will subdivision have proper drainage plan so as not to cause harm to the Neighboring Landowners?
- Subdivision needs to have covenants/rules and enforcement on following the county's ordinances including animal units. proper fencing, etc. to keep animals, pets, etc. from going on to, damaging, the Neighboring Landowners property.
- Subdivision needs rules/covenants that trespassing is not allowed on Neighboring Landowners property.
- Subdivision needs proper waste/trash disposal so as not to effect Neighboring Landowners.
- Subdivision needs to have adequate traffic entrance/exit so as not to interfere with Neighboring Property owners.

We would like our comments/concerns reviewed by the Planning Commission and Board of County Commissioners as it is important to protect the Neighboring Landowners.

Sincerely,

Russell Dean Corsentino and Sheryl Lynn Corsentino

Russell Dean Corsentino

Sheryl H. Corsentino

Department

My Concerns over the Planned Housing to the Property South of my Farm

1. Is there going to be adequate Water supply for these houses
2. I don't think the school buses will go into that Private road so student will have to be picked up on Road 12 which is often Busy with Truck Traffic
3. Bijou Irrigation has the right of way for the road which when they dig out the ditch they have always piled it on my side only because I have tried to be a good neighbor
4. In the past the previous owner had pigs and goats that were always out and in the surrounding fields is that going to be a problem again
5. I know there are Zoning regulations but nobody will enforce them, Such as having too many Livestocks or controlling noxious weeds
6. Adding more Traffic to both Road 12 and Road Q is making moving Equipment harder

7. When having my crop spraded for Insects or Weed control and the neighbors complain who do take that problem to

8. In the past my Field road runs parallel across the ditch of that Private road but have had friends of the Neighbors who take my road by mistake and end up getting stuck causing me to have to go pull them out

9. A problem my brother has had with a housing development built across from his farm of grown ups and kids trespassing on his property thinking its all open ground Plus people shooting guns an fire works

10. We already have a large amount of houses built to the West of me on road 10 - road 8

11. We have to pack everything up now and Im tired of all this there is already place being built near town isnt that enough

12 The guy who bought this property told the seller he was going to move here and Live now we find out he wants make a quick profit and will probably leave not

Caring about the consequences of
what will happen to our area I
have seen this happen before

So I hope you consider my
concerns and deny this proposed
development

Thank you

Sam Romero

Rufus Johnson

15149 CO RD 12

Fort Morgan CO 80701

Morgan County Planning and Zoning Department

To Whom it may concern,

I am writing in response to the proposed 4lot Minor Subdivision by Andrew Witt and Polar Block Properties LLC in the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County CO.

My concerns are breaking up 1 Family dwelling into 4 different dwellings. What strains will this have on water, electricity, sewer, additional traffic, access to the property, etc.

There are currently 3 dwellings to the west of this site, the access is basically a ditch road. What about emergency services, if children live there what about school bus pickup. County road 12 is very heavy with large truck traffic, how will this be impacted?

How will my property be affected, will my fences that keep our horses in be tampered with?

The former owners had animals that would get loose, tore up fences, our garden etc. It was bad enough with 1 neighbor but to add 3 more that could be just as bad, I don't wish to find out.

Living out here has been good, no houses to close, quiet, peaceful. If I wanted to live in town I would have moved there, not have it forced next to me. What if they decide to split from 4 lots to more?

What has happened is another developer buying up property, splitting it up, building houses on it, lining their pockets and not caring what the people that already live here feel about it. Just another quick buck for them.

This is single family agricultural land, it should be kept that way.

Thank You

Rufus Johnson

Morgan County Planning and Zoning Department

August 18, 2025

Dear Nicole Hay,

I am writing in response to the notice dated August 18, 2025, regarding the proposed subdivision near my property on Morgan County Road 12. I appreciate the opportunity to provide input, but given the short timeline for public comment, I want to raise several concerns about how this development could impact our community, our agricultural operations, and local infrastructure.

Concerns Based on Past Experience

Our area has faced challenges with recent nearby residents, including repeated issues with loose dogs, safety concerns, and strain on emergency services. For example, I personally lost a 9-day-old foal to a dog attack, and other neighbors have reported hospitalizations from similar incidents. These experiences illustrate how easily agricultural operations and community safety can be disrupted when incompatible uses are introduced.

Key Infrastructure and Community Questions

To help evaluate this proposal, I respectfully ask the County Commissioners to consider the following points before approving additional housing in this area:

1. Water Supply – Quality water taps cost approximately \$80,000. How will new residents obtain water, and will their demand increase rates or slow water availability for existing agricultural users? What drought mitigation plans exist, given the region's 8-10 year drought cycle?
2. Animal Ownership – Will residents be permitted to keep animals, and if so, what types and how many? How will water needs for animals be regulated if only a household water permit is available?

3. Zoning Restrictions – What specific zoning applies to this type of community, and how will it be enforced?
4. Housing Type – Will these units be stick-built homes, manufactured housing, or multi-unit dwellings?
5. Density – How many people or units will be allowed per parcel?
6. Compatibility with Agriculture – Are potential residents aware that aerial spraying, insecticides, and chemical applications are routine in this area? How will conflicts or complaints about standard agricultural practices be managed?
7. Public Safety – How will issues such as stray or aggressive dogs, firearm use, and exotic or predatory animals be addressed?
8. Weather & Environment – Do proposed residents have the resources to handle dust, wind erosion, hail, and tornado conditions common here?
9. Road Access – How will increased traffic and access be managed on roads that are already difficult to maintain in wet conditions?
10. Utilities & Electricity – Will REA be able to support additional households without service interruptions? Currently, outages lasting 3-4 days occur, which already strains households and agricultural operations.
11. Waste & Cleanliness – How will yards and properties be maintained to prevent debris, dust, and trash from affecting neighboring farms?

Conclusion

As a lifelong resident of this county and an active agricultural producer, I am concerned that this proposed development may strain our limited infrastructure, conflict with established farming operations, and diminish the safety and stability of our community. I ask that you carefully consider these impacts before moving forward with approval.

Thank you for your time and for considering the perspective of those of us who have lived and farmed here for decades.

Sincerely,

Janna Combs

15149 Co. Rd. 12

Fort Morgan, CO.



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Landowner Responses- Polar Block Minor Subdivision

3 messages

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Fri, Aug 29, 2025 at 12:30 PM

To: Drew Witt <drew@polarblockproperties.com>, Shannon Joss <shannon@polarblockproperties.com>

Cc: Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Hello and Good Day!

Please see the attached landowner responses for your records in regards to your Minor Subdivision. Please review and address accordingly.

Thank you**Cheryl Brindisi, Planning and Zoning Administrative Assistant****Morgan County Planning and Zoning****231 Ensign St.****PO Box 596****Fort Morgan, CO 80701****970-542-3526**CBrindisi@co.morgan.co.us

5 attachments**Combs Landowner Response.pdf**

108K

**Johnson Landowner Response.pdf**

46K

**Romero Landowner Comments.pdf**

2842K

**Bisbee, Richard - Input Regarding Polar Block Minor Subdivision.pdf**

776K

**Corsentino Landowner Comments.pdf**

1107K

Drew <drew@polarblockproperties.com>

Tue, Sep 2, 2025 at 10:56 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Cc: Shannon Joss <shannon@polarblockproperties.com>, Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos

<jsantos@co.morgan.co.us>

Cheryl,

Received - I will call the landowners directly.

Thank you,

Drew

[Quoted text hidden]

--

Drew Witt

Owner | Polar Block Home Buyers

O: (720) 728-0906

C: (970) 343-4422

E: Drew@polarblockproperties.com



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

Bijou Irrigation
Century Link
Colorado Parks and Wildlife
Division of Water Resources
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications
Morgan County Emergency Mgmt.

Morgan County Quality Water
Morgan Conservation District
Morgan County Road and Bridge
Morgan County Rural Electric Assoc
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us
DATE: September 5, 2025
RE: Land Use Application—4-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission at a Special hearing on **Monday, October 6, 2025 at 6:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St, Fort Morgan, CO 80701 (Basement Level; use elevator entrance in SW corner). **You are encouraged to provide comments to this application by September 19, 2025.** Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend this public meeting.

Applicant: Andrew Witt

Landowner: Polar Block Properties, LLC

Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

Request: 4-Lot Minor Subdivision. The total acreage being divided into 4 Lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Sincerely,

Cheryl Brindisi,

Morgan County Planning and Zoning Administrative Assistant



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

Bijou Irrigation	Morgan County Quality Water
Century Link	Morgan Conservation District
Colorado Parks and Wildlife	Morgan County Road and Bridge
Division of Water Resources	Morgan County Rural Electric Assoc
Fort Morgan Fire Department	Morgan County Sheriff Department
Morgan County Assessor	Morgan County Weed & Pest Advisory Board
Morgan County Communications	Northeast Colorado Health Department
Morgan County Emergency Mgmt.	

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: August 14, 2025

RE: Land Use Application-4-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application will be reviewed administratively. If the Administrator deems necessary, the application may go to review and decision by the Planning Commission and Board of County Commissioners. **You are encouraged to provide comments to this application by August 29, 2025.** Failure to comment will be viewed as a favorable review.

Applicant: Andrew Witt

Landowner: Polar Block Properties, LLC

Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

Request: 4-Lot Minor Subdivision. The total acreage being divided into 4 Lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Sincerely,

Cheryl Brindisi,

Morgan County Planning and Zoning Administrative Assistant

REFERRAL AGENCIES	RESPONSES RECEIVED
Bijou Irrigation	<p>See attached letter 8/28/25</p> <p>Email between Cheryl Brindisi and Jill Brownell with Bijou Irrigation Mon, Sep 15, 2:29 PM Hello Jill, Can you tell me if the 30' easement shown on the plat is sufficient? Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant</p> <p>Mon, Sep 22, 2025 at 9:39 AM Hello and Good Day! Can you tell me if the 30' easement shown on the plat is sufficient? Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant</p> <p>Mon, Sep 22, 2025 at 4:35 PM There are times when we have to work outside of that easement which is why it is such a challenge but we do try to stay within it. Jill Brownell, Bijou Irrigation</p> <p>Tue, Sep 23, 2025 at 8:06 AM Thank you for your commentary. We just wanted to make sure that Bijou Irrigation had another chance to look at it. Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant</p>
Century Link	
Colorado Parks and Wildlife	
Division of Water Resources	See attached letter
Fort Morgan Fire Department	
Morgan County Assessor	
Morgan County Communications	
Morgan County Communications	
Morgan County Emergency Mgmt.	
Morgan County Quality Water	
Morgan Conservation District	See attached letter
Morgan County Road and Bridge	
Morgan County Rural Electric Assoc.	
Morgan County Sheriff Department	
Morgan County Weed and Pest Advisory Board	
Northeast Colorado Health Department	



Morgan Conservation District Est. 1955

200 West Railroad Avenue, Fort Morgan, CO 80701
970-427-3358 • morganconservationdistrict@gmail.com
www.morganconservationdistrict.com

Morgan County Planning and Zoning Department
PO Box 596
Fort Morgan, CO 80701

To Whom in May Concern:

The Morgan Conservation District has reviewed the Polar Block Properties, LLC 4-Lot Minor Subdivision Application. The District would like to make the suggestion of controlling wind and soil erosion through the implementation of a windbreak. The District can assist with design and planning of a windbreak if needed. Furthermore, the District would like to recommend that the applicant manage and eradicate all noxious weeds in accordance with the Colorado Noxious Weed Act.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Madeline Morrison'.

Madeline Morrison
District Manager

August 29, 2025

Cheryl Brindisi

Morgan County Planning and Zoning Department

Transmission via email: cbrindisi@co.morgan.co.us

Re: Polar Block Minor Subdivision

Pt. SE ¼ Section 13, T3N, R59W, 6th P.M.

Water Division 1, Water District 1

Dear Ms. Brindisi:

We have reviewed the above referenced proposal to subdivide approximately 36 acres into four (4) residential lots. Lots 1-3 will be approximately 8.66 acres in size, and are currently vacant. Lot 4 will be approximately 9.45 acres in size, and currently contains two homes and various outbuildings. The proposed source of water for lots 1-3 are taps from Morgan County Quality Water District ("MCQWD") and the proposed source of water for lot 4 is an existing well.

Water Supply Demand

The estimated water requirements for the subdivision were not provided, but a letter from Morgan County Quality Water District ("MCQWD") indicates that the estimated water demand for a tap is 0.7 acre-feet per year.

Source of Water Supply

The application included a Tap Request to the MCQWD for three 5/8" tap prepared by NOCO Engineering Company and dated June 3, 2025. According to information provided by the MCQWD in a letter dated December 19, 2007, the District's commitments at that time totaled 3,572 tap equivalents, or 2,500.4 acre-feet per year, and their firm water supplies totaled 6,104 tap equivalents, or 4,273 acre-feet per year. The letter requires that the property will need to be annexed into MCQWD's boundaries.

There is an existing, unpermitted well on the property, which was reportedly constructed in 1974. An application for a permit to use this well was received by our office under receipt

no. 10043720. It is anticipated that this office could issue a permit for the use of the well that would be limited to not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch, and the irrigation of not more than one (1) acre of home gardens and lawns. The ability for the Applicant to obtain a well permit and the allowed use(s) will be determined at the time the permit application is reviewed by the State Engineer's Office.

Section 37-92-602(3)(b)(III) of the Colorado Revised Statutes requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights, with the exception of existing exempt wells permitted pursuant to section 37-92-602(3)(b)(II)(A) as more completely described in section 37-92-602(3)(b)(IV). Any well, proposed or existing, in an over-appropriated basin and in a tributary source that does not meet the requirements outlined in section 37-92-602(3)(b)(IV) shall be presumed to cause injury if it will be located in a post-June 1, 1972 subdivision.

After the land is divided, the lot upon which the well will be located will be less than the 36 acres considered at the time the well permit application is evaluated. Section 37-92-602(3)(b)(IV) would allow an existing well permitted under section (3)(b)(II)(A) to retain its presumption of noninjury after the land on which the well is located has been divided if it meets certain criteria, one of which is that the well must be used on only a single parcel of the divided land and remain the only well serving that parcel. As such, once permitted the well could continue to be used under its permit to serve one lot of the minor land division after the land is divided, but could not be shared to serve two or more lots.

Any new well in an over-appropriated basin and in a tributary source shall be presumed to cause injury if it will be located in a post-June 1, 1972 subdivision. Therefore, a permit to construct a new well within the proposed subdivision would only be available if the well were first included in a decreed augmentation plan.

State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to section 30-28-136(1)(h)(I), C.R.S. and section 30-28-136(1)(h)(II), C.R.S., that the proposed water supply will not cause material injury to decreed water rights, so long as the applicant maintains valid well permits, and is physically adequate. Should you or the applicant have any questions regarding this matter, please contact me at [REDACTED] or [REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller".

Kate Fuller, P.E.

Water Resources Engineer

Ec: Well permit file receipt no. 10043720

CDWR Referral No. 34374



Bijou Irrigation Company

15551 US Highway 34

P.O. Box 972

Fort Morgan, CO 80701

8/28/2025

Morgan County Planning & Zoning
231 Ensign St
PO Box 596
Fort Morgan, CO 80701

RE: Land Use Application – 4-Lot Minor Subdivision (Applicant: Andrew Witt / Polar Block Properties, LLC)

The Bijou Irrigation Company has reviewed the subdivision application referenced above and must note a serious concern regarding the irrigation easement that runs through the proposed four lots. This easement is a critical component of Bijou Irrigation's infrastructure and must be preserved to ensure ongoing access, operation, and maintenance of the irrigation system. No structures may be built within the easement, nor may any changes, alterations, or modifications be made to the easement itself that could restrict or interfere with its intended purpose. It is essential that the existence and location of this irrigation easement be clearly identified and incorporated into all plats, deeds, and associated paperwork connected with the subdivision and subsequent sale of the lots.

Failure to properly disclose and protect this easement could create conflicts with future landowners, impair water delivery operations, and place unnecessary burdens on both the company and the county. We respectfully request that Morgan County Planning & Zoning ensure that the irrigation easement is included in the subdivision documents and all associated filings prior to approval.

Thank you for the opportunity to provide comments on this matter. Please contact me directly if further clarification or documentation is needed.

Sincerely,

Jill Brownell
Bijou Irrigation Company

**NOTICE OF SPECIAL PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
OCTOBER 6, 2025 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 a special public hearing on the following proposed **Land Use Application**:

1.) Applicant: Andrew Witt

Landowner: Polar Block Properties, LLC

Legal Description: A parcel of land in the SE¹/₄ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

Request: A 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

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/85451138827>

Join via audio:

+1 719 359 4580 US

Webinar ID: 854 5113 8827

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Twenty-four hours prior to the meeting, the Planning Commission meeting packet is available here: 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

Posted to website: September 22, 2025

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.

**NOTICE OF ADMINISTRATIVE REVIEW
MORGAN COUNTY PLANNING AND ZONING DEPARTMENT**

Notice is hereby given that on **September 3, 2025**, the Morgan County Planning and Zoning Administrator will conduct an administrative review on the following proposed **Land Use Applications**:

- 1. Applicant:** Andrew Witt
Landowner: Polar Block Properties, LLC
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.
Request: A 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.
Date of Application: July 29, 2025

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

All comments regarding the above applications must be submitted no later than 4 p.m. on **August 29, 2025** to the Planning and Zoning Department. Electronic comments may be submitted to permits_licensing@co.morgan.co.us . Comments received after this deadline may not be considered.

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

Nicole Hay

Nicole Hay
Morgan County Planning Administrator

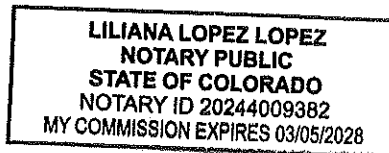
Posted to website: August 20, 2025

The above sign was posted on (date) 7/26/25, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Andrew W. H.

Project name and number: MS2025-0005

Signature of Applicant/Representative: [Signature]

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)



Signed before me this date: 09/26/2025

My Commission expires: 03/05/2028

NOTARIZED BY:

[Signature]



LONG BRIDGE ESTATES

RESOLUTION

2003 BCC 16

A Resolution approving a 4 lot minor subdivision located in Sec. 13, T. 3 N., R. 59 W.

WHEREAS, on March 3, 2003 the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning and Subdivision Regulations, on the application of Herbert W. Pierce III and Ida I. Pierce for a minor subdivision of 4 lots, 3 lots of 8.0 acres each and 1 lot of 10.0 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M. and located on County Road 12 between County Roads P and Q, known as the Long Bridge Estates Minor Subdivision, and

WHEREAS, the notice of the public hearing was properly published and all other notice and posting requirements were properly made, and

WHEREAS, the Board of County Commissioners received testimony from the applicant, and

WHEREAS, the Board of County Commissioners received the testimony of the Morgan County Planning staff, and

WHEREAS, the Morgan County Planning Commission recommended approval of the application, and

WHEREAS, there was no public comment on the application, and

**NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
MORGAN COUNTY COLORADO:**

1. The application of Herbert W. Pierce III and Ida I. Pierce for a minor subdivision of 4 lots, 3 lots of 8.0 acres each and 1 lot of 10.0 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M. and located on County Road 12 between County Roads P and Q, known as the Long Bridge Estates Minor Subdivision is hereby granted.

2. The permit is in conformance with the Morgan County Comprehensive Plan, being zoned Agriculture (A).

3. All applicable design standards have been met. The County Commissioners retain continuing jurisdiction on the issue of design standards.

4. All on and off site impacts have been satisfactorily mitigated by the terms and conditions of this permit.

5. The subdivision is satisfactorily compatible with surrounding uses.
 6. It is in the best interests of the public health, safety, and welfare to grant the application.
 7. There is a public need for the project.
 8. The property must be in compliance with the Morgan County Zoning Regulations prior to any building permits being issued for any lot in this subdivision.
 9. The maximum animal unit density allowed in this subdivision is 1 animal unit per 2 acres.
 10. All past, present, and future drainage problems on the site are the responsibility of the applicant and his successors in interest and not that of Morgan County. Nothing shall be done in this subdivision to change the historic flow of water on the property.
 11. The applicant is required, as a condition of this permit, to furnish any purchaser or other successor in interest to any lot in this subdivision with a copy of the Morgan County Right to Farm Policy as adopted by Resolution 96 BCC 41 on July 23, 1996, and the Receipt and Statement of Understanding of said policy. The Policy and Receipt and Statement of Understanding shall be recorded as addenda to any deeds conveying the permitted property from the applicant to any purchasers or other successors.
 12. Pursuant to the Morgan County Zoning Regulations this property may not be further subdivided by any means for a period of ten years from the date of the approval of this resolution.
 13. All information submitted by the applicant in his application is part of the approval of this subdivision and all terms, conditions, and information submitted shall be strictly adhered to.
 14. The Board of County Commissioners retains continuing jurisdiction on this permit to address possible future problems with the site and to insure compliance with the conditions of this permit. The County also retains jurisdiction and the right and authority of County personnel to inspect the site at any reasonable time.
 15. The applicants shall be responsible for complying with all of the foregoing requirements and conditions. Noncompliance with any of the foregoing may be reason for revocation of this permit by the Board of County Commissioners after notice to the applicants or their successors in interest and hearing.
-

DATED this 25th Day of March, 2003 *nunc pro tunc* March 3, 2003.

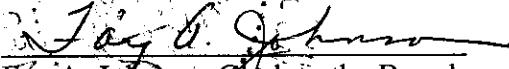
BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

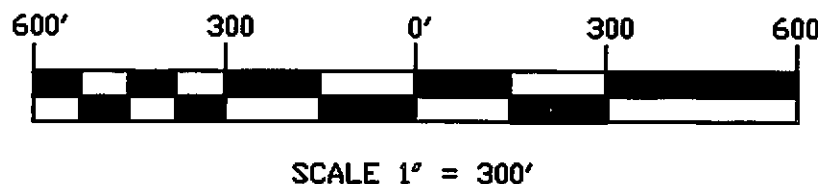

Mark A. Arndt, Chairman


John A. Crosthwait, Commissioner

Michael E. Harms, Commissioner

ATTEST:

(SEAL)

Fay A. Johnson, Clerk to the Board



LONG BRIDGE ESTATES MINOR SUBDIVISION PLAT

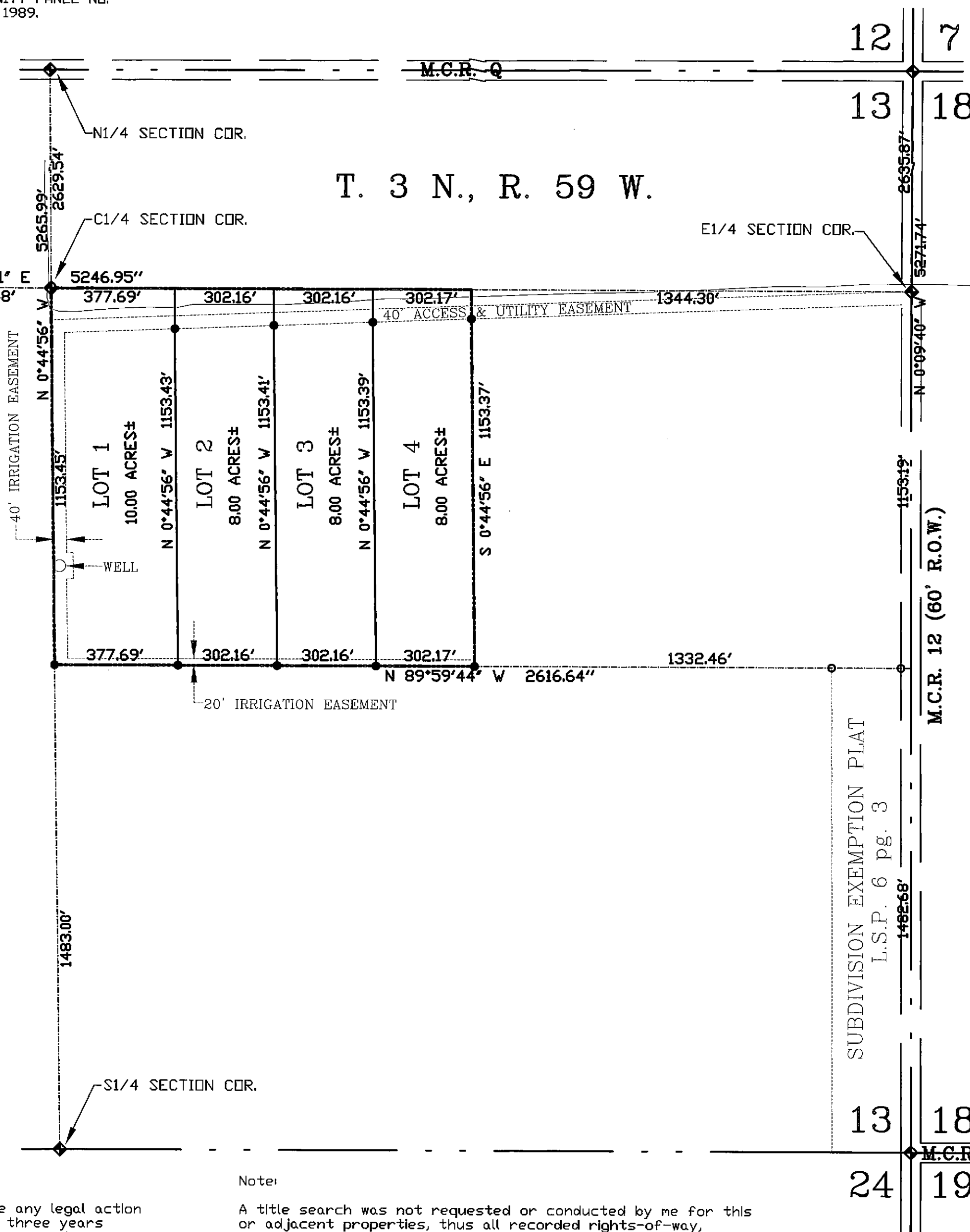
A PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN.

MORGAN COUNTY, COLORADO

FLOOD PLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080129 0175 C EFFECTIVE DATE: SEPTEMBER 29, 1989.

T. 3 N., R. 59 W.



LEGAL DESCRIPTION

THAT PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID SE1/4;
THENCE S 89°59'31" E ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 1284.17 FEET;
THENCE S 0°44'56" E PARALLEL WITH THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1153.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 70 ACRES AS SHOWN ON L.S.P. 6 pg. 3, RECORDS OF MORGAN COUNTY, COLORADO;
THENCE N 89°59'44" W ALONG SAID SOUTH LINE A DISTANCE OF 1284.17 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4;
THENCE N 0°44'56" W ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1153.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.00 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the result of a survey made by me or under my direct supervision.

Date

5/15/03
MICHAEL E. ANDERSON
14796
LICENSED LAND SURVEYOR
THIS IS A PRELIMINARY PLAT

PLANNING COMMISSION CERTIFICATE:

Approved the 10th day of February, 2003 County Planning Commission, Morgan County, Colorado.

David Wagen
Chairman

COMMISSIONER'S CERTIFICATE:

Approved this 3rd day of March, 2003, 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:

Fay A. Johnson
Clerk of Board

Chairman

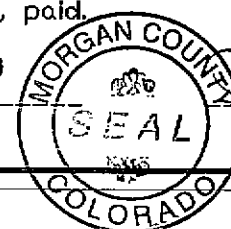
CLERK AND RECORDER'S CERTIFICATE:

State of Colorado)
County of Morgan) ss.

I hereby certify that this instrument was filed in my office at 1:14 o'clock P.M., this 23rd day of May, 2003, and is duly recorded in Plat File #1500058, Fees \$11.00, paid B 10 P 77

Fay A. Johnson

Recorder



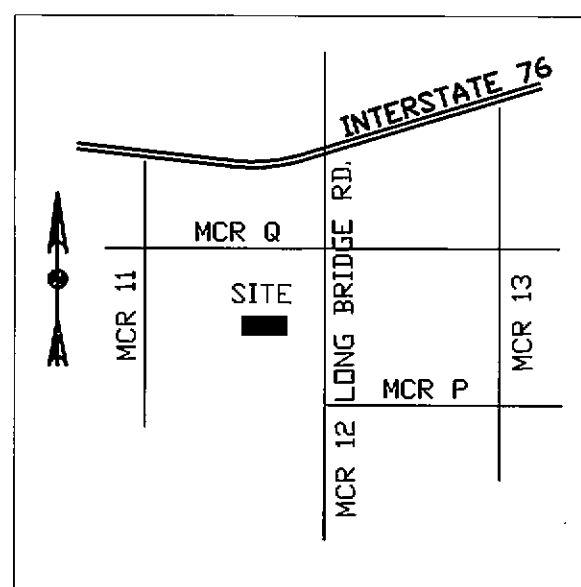
Deputy

BASIS OF BEARINGS

BEARINGS AS SHOWN BASED ON THE EAST LINE OF SECTION 13, ASSUMED AS N 0°09'40" W.

LEGEND

- ◆ FOUND SECTION CORNER PER L.S.P. 6 pg. 3
- SET #5 REBAR WITH PLASTIC CAP LS 14796
- FND. #4 REBAR WITH PLASTIC CAP LS 13895



VICINITY MAP

SCALE = (NTS)

Notice:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Note:

A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

LONG BRIDGE ESTATES
MINOR SUBDIVISION PLAT

A PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

PIERCE

SCALE

1" = 300'

DATE

JANUARY 14, 2003

MICHAEL E. ANDERSON
LICENSED LAND SURVEYOR
PLS No. 14796

13983 HWY 144 FT. MORGAN, CO. 80701
Bus. & Fax: 970-542-2784
Res: 970-542-2785
Cell: 970-768-2255

Revised 1/22/03

Declaration of Restrictive Covenants for Long Bridge Estates Minor Subdivision

WHEREAS, Herbert W. Pierce 111 and Ida I. Pierce as owners of the LONG BRIDGE ESTATES MINOR SUBDIVISION, Parcel of land located in the north 70 acres of the SE ¼ of section 13, township 3 north, range 59 west of the 6th P.M., Morgan County, Colorado. Shown on the recorded plat as lots 1,2,3,and 4

WHEREAS, the above-named owners desires to establish certain standards covering the above described premises by means of this declaration so as to secure to each individual owner the full benefit and enjoyment of their property with no greater restrictions upon the free and undisturbed use of their property than is necessary to insure the lasting beauty and investment value to said premises.

NOW THEREFORE, the undersigned owners do hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protection of the value and desirability, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner. The purpose of these restrictions is to insure the use of the property for attractive country residential purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the subdivision and intended purposes of the property and thereby to secure to each site owner the full benefit and enjoyment of his or her home with no greater restriction on the free and undisturbed use of each lot than is necessary to insure the same advantages to the other site owners.

I. USE OF MINOR SUBDIVISION LOT:

Each subdivision lot shall be used solely for single-family residential purposes and may contain only (1) single-family residence per lot. The term "Singly-Family" shall include only father, mother, children, grandparents, but shall not include uncles, aunt's brothers, sisters, nieces, nephews, or collateral relatives. Rooms of the home or the out buildings may not be used for rental or leasing purposes.

- II. STYLE OF HOMES:**
All construction shall conform to the current edition of the H U D or Uniform Building Code Standards. All single family residences shall be newly constructed of frame, brick, or masonry construction with hip or gable roof and may include manufactured homes built to these specifications. Each single-family residence must be at least 2000 square feet on the first floor exclusive of attached garages, carports, open porches and patio decks. No home shall exceed a two-story level in height out of the ground. All homes shall be attached to a full min. 8 inch concrete foundation or basement walls and Roof pitch must be at least 5/12.
- III. GARAGES, CARPORTS, AND PATIO DECKS:**
Carports and patio decks must be attached to the residence to which they are adjacent. All detached out buildings shall be built to comply with the current Uniform Building Code.
- IV. WATER AND SEWER SERVICES:**
All residences must have their own individual septic system installed on each lot according to County and State health regulations. Each lot must purchase a tap from Morgan Quality Water (taps have been approved and reserved for each site) and installed per regulations.
- V. PROHIBITED VEHICLES AND MACHINERY:**
No old abandoned or non-operational vehicles, trucks, recreational, and off-road vehicles, commercial type vehicles, machinery, or any vehicle with expired state registration shall be parked on any resident lot except while parked within an enclosed building located on said lot.
- VI. GARBAGE AND REFUSE DISPOSAL:**
Trash, garbage, or other waste shall be kept in sanitary containers. No lumber, metals, bulk materials, refuse, or trash shall be kept, stored, or allowed to accumulate on any lot, except building materials during the course of construction of any approved structure. All sanitary containers shall be kept in a clean condition and the owner of each respective lot will dispose of their own garbage and waste. Refuse shall be removed not less than twice a month.



824335 02/02/2005 10:53A B1202 P384 C. INGMIRE
4 of 6 R 31.00 D 0.00 Morgan County, CO

- XII. DURATION OF RESTRICTIONS, CONDITIONS AND COVENANTS:**
All restrictions, conditions and covenants herein shall run with the land and continue as such for a period of forty (40) years from the date hereof. After which time said covenants shall be automatically extended for successive periods of ten (10) years unless terminated by a document duly recorded and signed by all of the then lot owners. Said document is to be recorded at least six (6) months prior to the expiration period named above.
- XIII. ENFORCEMENT:**
Enforcement shall be by proceedings in law or equity against any person, partnership or corporation violating or attempting to violate any covenant or part thereof, either to restrain violation or to recover damage, or both.
- XIV. AMENDMENT:**
This Declaration of restrictive covenants may only be amended by a written instrument signed and acknowledged by a majority (3/4) of the lot owners within the subdivision; and approved by Morgan County.
- XV. REVEGETATION:**
On all acres not occupied by buildings or other improvements a dryland grass mixture or a farmable crop such, as alfalfa or grass hay must be used as revegetation. These planted acres must be harvested, mowed or sensibly pastured to maintain the attractiveness of the property and its surroundings. Lawn and landscaping around residence must be completed within six (6) months of completion of family residence. Vegetation of the remaining acreage must be completed by the first planting cycle for that crop. However, homeowners may not change the topography of the land which includes any current drainage as it now rests.



824335 02/02/2005 10:53A B1202 P385 C. INGMIRE
5 of 6 R 31.00 D 0.00 Morgan County, CO

XVI. HOMEOWNERS RESPONSIBILITIES:

The title owners of Lots 1 through 4 shall collectively be The Long Bridge Estates Homeowners Association and shall be jointly responsible for all inspections, suitability of conditions, maintenance, improvements and costs associated with the access, roads, easements, common areas and appurtenances etc. and shall each incur 1/4th of the expenses. The Long Bridge Estates Homeowners Association shall meet at least once per year to evaluate the condition of the common areas and joint responsibilities according to the General Provisions of the covenants. All legal remedies are available to The Long Bridge Estates Homeowners Association for enforcement of these covenants and for the maintenance and payment of expenses according to the General Provisions.

XVII. MAINTENANCE AND IMPROVEMENTS:

All homes must be maintained with a clean and well-groomed appearance that will Preserve the attractiveness of the neighborhood and the property. All new structures must be finished within (6) six months from start to finish. All new and existing structures must be kept in an upscale condition to preserve the value and desirability of the whole subdivision.

IN WITNESS WHEREOF, this declaration of Restrictive Covenants Has been revised and signed this 31st day of January A.D., 2005 by all current Owners of Lots 1 through 4 of the Long Bridge Estates Subdivision.

Lots #2 & #4

By: Herbert W. Pierce III

Herbert W. Pierce III

By: Ida I. Pierce

Ida I. Pierce

Lot # 1

By: John C. Howard

John C. Howard

By: Joni D. Howard

Joni D. Howard

Lot # 3

By: Richard W. Bisbee

Richard W. Bisbee

By: Lisa A. Bisbee

Lisa A. Bisbee

STATE OF COLORADO

) SS.

COUNTY OF Morgan

On the 31st day of January, AD, 2005, before me personally appeared all owners of lots 1 through 4 shown above, who being duly sworn did depose and say that they are the owners of the subdivided property described and attached hereto.

Witness my hand and official seal.

Jolene Meyer
Notary Public

My Commission Expires: 12-21-05

Address: 231 Ensign St
El Morgan CO 80701

