RECORDED EXEMPTION NO. 0713-30-1 RE-3646
N 1/2 NE 1/4 SECTION 30, T. 7 N., R. 63 W. 6 P.M.
WELD COUNTY, COLORADO

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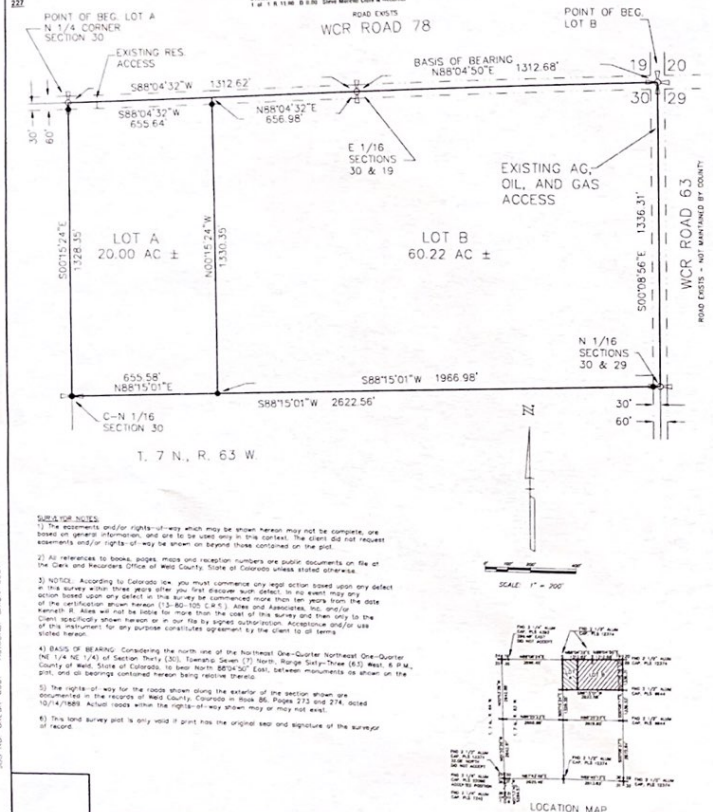

SURVEYOR NOTES:

1) The easements and/or rights-of-way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The client did not request easements and/or rights-of-way be shown on beyond those contained on the plat.

2) All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorders Office of Weld County, State of Colorado unless stated otherwise.

3) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon (13-80-105 C.R.S.). Allen and Associates, Inc. and/or Kenneth R. Allen will not be liable for more than the cost of this survey and then only to the Client, specifically shown hereon or in our file by signed authorization. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.

4) BASIS OF BEARING: Considering the north line of the Northeast One-Quarter Northeast One-Quarter (NE 1/4 NE 1/4) of Section Thirty (30), Township Seven (7) North, Range Sixty-Three (63) West, 6 P.M., County of Weld, State of Colorado, to bear North 88°04'50" East, between monuments as shown on the plat, and all bearings contained hereon being relative thereto.

5) The rights-of-way for the roads shown along the exterior of the section shown are documented in the records of Weld County, Colorado in Book 86, Pages 273 and 274, dated 10/14/1868. Actual roads within the rights-of-way shown may or may not exist.

6) This land survey plat is only valid if print has the original seal and signature of the surveyor of record.

SCALE: 1" = 200'

LOCATION MAP
SCALE: 1" = 2000'

WELD COUNTY PLANNING SERVICES NOTES:

1) All proposed or existing structures will or do meet the minimum setback and offset requirements for the zone district in which the property is located. Pursuant to the definition of setback in the Weld County Code, the required setback is measured from the future right-of-way line.

* No building or structure as defined and limited to those occupancies listed as Groups A, B, E, H, I, M, and R in Table 3-A of the 1997 Uniform Building Code, shall be constructed within a 250-foot radius of any tank battery or within a any tank battery or 150-foot radius of any wellhead. Any construction within a 200-foot radius of from the terms of the Section 23-3-50 of the Weld County Code.

2) Any future structures or uses on site must obtain the appropriate zoning and building permits.

3) Prior to the release of building permits, the applicant shall submit a recorded deed describing the Lot upon which the building permit is requested with the building permit applications. The legal description on such deed shall include the Lot designation and Recorded Exemption number.

4) Prior to the release of building permits, the applicant shall submit evidence to the Department of Planning Services that Lot B has an adequate water supply of sufficient quantity, quantity and dependability.

5) Potential purchasers should be aware that Lot B may not be eligible for a domestic well permit which allows for outside irrigation and/or the watering of stock animals. The State Division of Water Resources issues all well permits.

6) Potential purchasers should be aware that groundwater may not meet all drinking water standards as defined by the Colorado Department of Public Health and Environment. The Weld County Department of Public Health and Environment strongly encourages well users to test their drinking water prior to consumption and periodically thereafter.

7) Potential purchasers should be aware that approval of this Recorded Exemption does not guarantee that well permits will be issued for the lots. Any lot may be deemed non-buildable if the lot owner is unable to obtain a well permit. The State Division of Water Resources issues all well permits.

8) Should noxious weeds exist on the property or become established as a result of the proposed development, the applicant/landowner shall be responsible for controlling the noxious weeds, pursuant to Chapter 15, Articles I and II of the Weld County Code.

9) Effective January 1, 2003, Building Permits issued on the proposed lots will be required to adhere to the fee structure of the Weld County Road Impact Program. (Ordinance 2002-11)

10) WELD COUNTY'S RIGHT TO FARM Weld County is one of the most productive agricultural counties in the United States, ranking fifth in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with longstanding agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noises and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agriculture users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, feed work, harvest, and gravel roads; odor from confinement, silage, and manure; smoke from ditch burning, flies and miscellaneous; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. Ditches and reservoirs cannot simply be moved out of the way of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production.

Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Weld County covers a land area of over 4,000 square miles in size (twice the State of Delaware) with more than 3,700 miles of State and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are graded, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Snow removed for roads within subdivisions are at the lowest priority for public works or may be the private responsibility of the homeowners. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

Children are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and all field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, weed burs, puncture vines, territorial farm dogs, and livestock present real threats to children. Combining children's activities is important, not only for their safety, but area for the protection of the farmer's livelihood. Parents are responsible for their children.

LEGEND

- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET THIS PROJECT - 2 1/2" ALUM CAP ON NO. 6 x 30" REBAR, PLS 9644
- 1/16 OR 1/4 CORNER FOUND AS NOTED
- 1/16 OR 1/4 CORNER SET THIS PROJECT - 2 1/2" ALUM CAP ON NO. 6 x30" REBAR, PLS 9644
- SET NO. 5 X 30" REBAR W/ 2" ALUM CAP, PLS 9644

DESCRIPTION - LOT A

A tract of land being a part of the North One-Half Northeast One-Quarter (N ½ NE ¼) of Section Thirty (30), Township Seven (7) North, Range Sixty-three (63) West of the 6th Principal Meridian, Weld County, Colorado and being more particularly described as follows:

Considering the north line of the Northeast One-Quarter Northeast One-Quarter (NE ¼ NE ¼) of said Section Thirty (30) to bear North 88°04'50"East, and all bearings being reative thereto:

Beginning at the North One-Quarter (N ¼) Corner of said Section Thirty (30); thence, South 00°15'24"East, 1328.35 feet to the Center-North One-Sixteenth (C-N 1/16) Corner of said Section Thirty (30); thence along the south line of the North One-Half Northeast One-Quarter (N ½ NE ¼) of said Section Thirty (30), North 88°15'01"East, 655.58 feet to a point; thence North 00°15'24"West, 1330.35 feet to a point on the north line of the North One-Half Northeast One-Quarter (N ½ NE ¼) of said Section Thirty (30); thence, South 88° 04'32"West, 655.64 feet to the North One-Quarter (N ¼) Corner of said Section Thirty (30) and the Point of Beginning.

The above described tract of land contains 20.00 acres, more or less, and is subject to rights of way for Weld County Road 78 along the northerly side of said tract and any other rights-of-way of record or as may now exist on said tract.

DESCRIPTION - LOT B

A tract of land being a part of the North One-Half Northeast One-Quarter (N ½ NE ¼) of Section Thirty (30), Township Seven (7) North, Range Sixty-three (63) West of the 6th Principal Meridian, Weld County, Colorado and being more particularly described as follows:

Considering the north line of the Northeast One-Quarter Northeast One-Quarter (NE ¼ NE ¼) of said Section Thirty (30) to bear North 88°04'50"East, and all bearings being reative thereto:

Beginning at the Northeast (NE) Corner of said Section Thirty (30); thence, South 00°08'56"East, 1336.31 feet to the North One-Sixteenth (N 1/16) Corner of said Section Thirty (30) and Section Twenty-nine (29), Township Seven (7) North, Range Sixty-three (63) West; thence along the south line of the North One-Half Northeast One-Quarter (N ½ NE ¼) of said Section Thirty (30), South 88°15'01"West, 1966.98 feet to a point; thence, North 00°15'24"West, 1330.35 feet to a point on the north line of the North One-Half Northeast One-Quarter (N ½ NE ¼) of said Section Thirty (30); thence, North 88°04'32"East, 656.98 feet to the East One-Sixteenth (E 1/16) Corner of said Section Thirty (30) and Section Nineteen (19), Township Seven (7) North, Range Sixty-three (63) West; thence, North 88° 04'50"East, 1312.68 feet to the Northeast (NE) Corner of said Section Thirty (30) and the Point of Beginning.

The above described tract of land contains 60.22 acres, more or less, and is subject to rights of way for Weld County Road 78 along the northerly side of said tract, rights of way for Weld County Road 63 along the easterly side of said tract and any other rights-of-way of record or as may now exist on said tract.

OWNER'S APPROVAL

I (We), the undersigned, being the sole owners in fee of the above described parcel(s) of land do hereby subdivide the same as shown on the attached map. I (We) understand this parcel(s) is located in the Agriculture Zone District and is also intended to provide areas for the conduct of other uses, and uses by special review.

ROBERT L. GRIGSBY — RENEE L. GRIGSBY

The foregoing certificate was acknowledged before me this ____day of _____ A.D., 200__

My Commission Expires: MY COMMISSION EXPIRES MARCH 12, 2006

Notary Public:

Witness my Hand and Seal: JOAN DERR — NOTARY PUBLIC — STATE OF COLORADO

ACCEPTANCE

This plat is accepted and approved for filing.

Monica Karsch-Nunn
Department of Planning Services Director

The foregoing certificate was acknowledged before me this 12th day of January A.D., 2004

My Commission Expires: 4/30/2004

Notary Public: Wendy Wilds

Witness my Hand and Seal: WENDY WILDS — NOTARY PUBLIC — STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Kenneth R. Allen, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey, plat, and the description thereof was prepared by me or under my personal supervision, and that this description is an accurate representation of the survey. I further certify that the survey and this plat complies with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, to the best of my knowledge.

Kenneth R. Allen, Colorado PLS 9644

JOB NO: GRIGR-0301 AutoCAD: GRIGR-0301

DATE	NO.	REVISIONS	BY

ALLEN AND ASSOCIATES, INC.
428 N 2ND ST., LA SALLE, CO 80645
TELE. (970) 284-9062
FAX. (970) 284-9064

Drawn by: KRA
Checked: KRA
Date: 11/28/03
Approved: KRA

ROBERT L. AND RENEE L. GRIGSBY
30574 WELD COUNTY ROAD 78
EATON, COLORADO 80615

SHEET NO. 1 OF 1

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