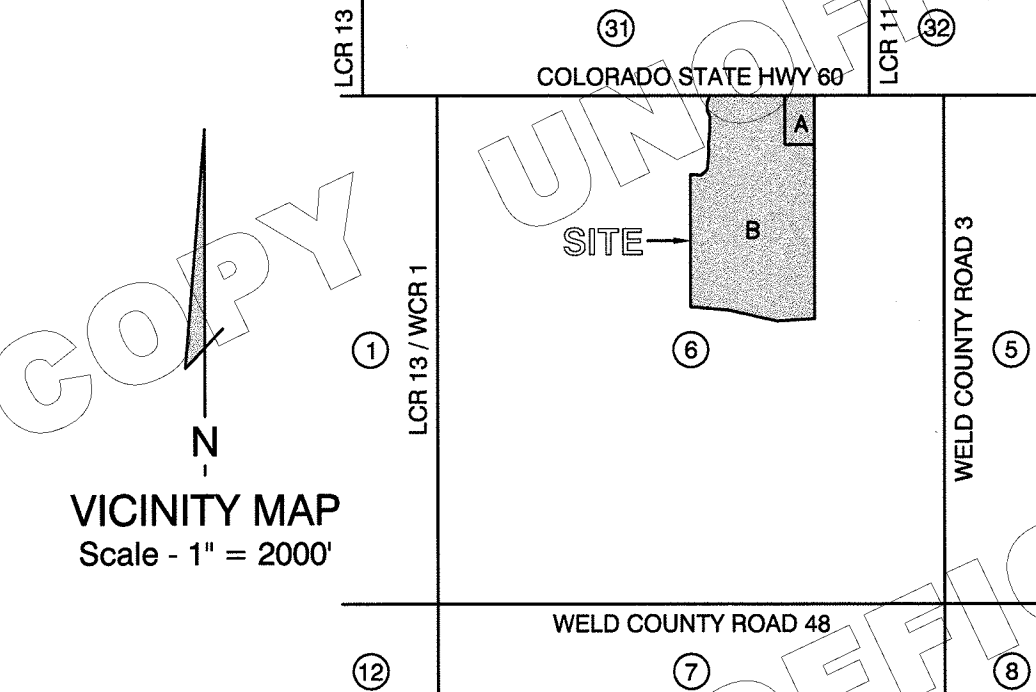


AMENDED RECORDED EXEMPTION NO. 1061-06-1 RECX16-0061

BEING LOTS A AND B OF RECORDED EXEMPTION NO. 1061-06-1 RE-4737
SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



PLAT NOTES:

- 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 occupied building or structure shall be constructed within two-hundred (200) feet of any tank battery, within one hundred-fifty (150) feet of any oil and gas wellhead or within twenty-five (25) feet of any plugged or abandoned oil and gas well.
- Any future structures or uses on site must obtain the appropriate zoning and building permits.
- The purpose of this amendment is to adjust the boundaries between Lots A and B of RE-4737 now known as Lots A and B of RECX16-0061.
- No lot may be amended or divided except in accordance with Chapters 24 or 27 of the Weld County Code, as amended.
- 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.
- 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 quality, quantity and dependability.
- The property owner or operator shall be responsible for controlling noxious weeds on the site, pursuant to Chapter 15, Article I and II, of the Weld County Code.
- The historical flow patterns and runoff amounts will be maintained on the site.
- Building permits shall be obtained prior to the construction of any building. Buildings that meet the definition of an Ag Exempt Building per the requirements of Section 29-1-20 and Section 29-3-20.B.13 of the Weld County Code do not need building permits, however, a Certificate of Compliance must be filed with the Planning Department and an electrical and/or plumbing permit is required for any electrical service to the building or water for watering or washing of livestock or poultry.
- Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County-Wide Road Impact Fee Program.
- Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County Facility Fee and Drainage Impact Fee Programs.
- Potential Purchasers are hereby notified that a hog farm is permitted by USR-676 and is located directly west of the proposed Recorded Exemption. Specifically, south and adjacent to State Highway 60 and approximately 0.5 miles east of County Road 1. Off-site impacts that may be encountered include noise from trucks, tractors and equipment; dust from animal pens and odors from animal confinement, silage, and manure.
- RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT:** Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy, (b) the populous counties of the state face a critical shortage of such deposits, and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.
Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

PLAT NOTES:

- WELD COUNTY'S RIGHT TO FARM STATEMENT:** Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country 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 long-standing 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 noise 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.
Agricultural 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, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning, fires and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. 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.
Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.
Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (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 bladed, 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. 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.
People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand bars, puncture vines, territorial farm dogs and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

PROPERTY DESCRIPTION:

Lots A and B, Recorded Exemption No. 1061-06-1 RE-4737 being situate in the Northeast Quarter of Section 6, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

GENERAL NOTES:

- Basils of Bearings: The North line of the Northeast Quarter of Section 6, Township 4 North, Range 68 West of the 6th P.M. having a record bearing of South 90°00'00" East, monumented at the Northeast Corner by a 2-1/2" diameter Aluminum Cap stamped CDOT PLS 38346 2014 and at the North Quarter Corner by a 3-1/4" diameter Aluminum Cap stamped McRoe & Short Inc LS7242 1994, and with all bearings contained relative thereto.
- No Commitment For Title Insurance was furnished to Intermill Land Surveying Inc. for the preparation of this Survey. No further easement and/or right of way research, other than shown on this Survey, was performed by Intermill Land Surveying, Inc.

EASEMENT CERTIFICATE:

We, the undersigned, do hereby dedicate, for the benefit of the property(ies) shown or described hereon, easements for the purposes shown or described hereon.

Anthony L. Sanchez
Anthony L. Sanchez

Lori K. Sanchez
Lori K. Sanchez

Ryan Heland
Ryan Heland

Heather S. Heland
Heather Heland

PROPERTY OWNER'S CERTIFICATE:

We, the undersigned, being the sole owners in fee of the above described property, do hereby subdivide the same as shown on the attached map. We understand this property is located in the Agricultural Zone District and is also intended to provide areas for the conduct of other uses by right, accessory uses, and uses by special review.

Anthony L. Sanchez
Anthony L. Sanchez

Lori K. Sanchez
Lori K. Sanchez

State of Colorado
County of Larimer } ss

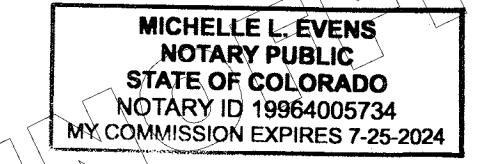
The foregoing instrument was acknowledged before me this 18th day of December, 2020

By: Anthony L. Sanchez and Lori K. Sanchez.

My commission expires: 7-25-2024

Witness my Hand and Official Seal

Michele E. Evans
Michele E. Evans
Notary Public



State of Colorado
County of Larimer } ss

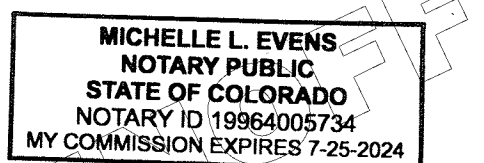
The foregoing instrument was acknowledged before me this 22nd day of December, 2020

By: Ryan Heland and Heather Heland.

My commission expires: 7-25-2024

Witness my Hand and Official Seal

Michele E. Evans
Michele E. Evans
Notary Public



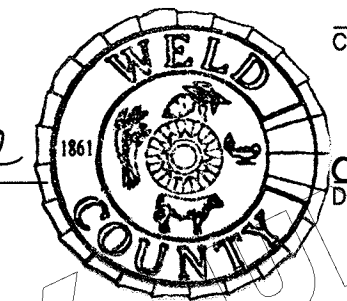
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This plat is accepted and approved by the Board of County Commissioners of Weld County, State of Colorado.

Witness my hand and the corporate seal of Weld County this 5th day of January, A.D., 2021, nunc pro tunc 01/04/21.

ATTEST: *Michelle E. Evans*
Weld County Clerk to the Board

Debbie A. Rempe
Deputy Clerk to the Board



Michelle E. Evans
Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my personal supervision, and that this plat is an accurate representation thereof. 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, and Weld County.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: 12/16/2020



INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-9775

CLIENT: Anthony & Lori Sanchez

TITLE: AMEND. RECORDED EXEMPTION RECX16-0061
LOTS A & B OF RECORDED EXEMPTION NO. 1061-06-1 RE-4737
WELD COUNTY, COLORADO

DRAWN BY:	LHG
CHECKED BY:	
APPROVED BY:	
DATE:	12.16.2020
SCALE:	1" = 100'
PROJECT NO.:	P-9049
SHEET	OF
1	2

AMENDED RECORDED EXEMPTION NO. 1061-06-1 RECX16-0061

BEING LOTS A AND B OF RECORDED EXEMPTION NO. 1061-06-1 RE-4737
 SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO

ID	MONUMENT
M1	No. 4 Rebar with 1/4" diameter Yellow Plastic Cap stamped LS7242
M2	No. 4 Rebar with 1/4" diameter Yellow Plastic Cap stamped LS7242
M3	No. 4 Rebar, no cap
M4	No. 4 Rebar with 2.5" diameter Aluminum Cap stamped LS7242
M5	No. 4 Rebar with 1" diameter Red Plastic Cap stamped LS7662
M6	No. 4 Rebar with 1/4" diameter Red Plastic Cap stamped LS7662
M7	No. 5 Rebar, no cap
M8	No. 5 Rebar with 1.5" diameter Red Plastic Cap stamped LS16647
M9	No. 4 Rebar with 1-1/8" diameter Blue Plastic Cap stamped LS7242
M10	No. 4 Rebar with 1-1/8" diameter Blue Plastic Cap stamped LS7242 and 1.0" O.D. Iron Pipe
M11	No. 4 Rebar with 1" diameter Yellow Plastic Cap and No. 4 Rebar with 1" diameter Red Plastic Cap stamped LS7662
M12	SET No. 5 Rebar with 1-1/8" diameter Red Plastic Cap stamped LS30462
M13	SET Chiseled "x" in Concrete Wall
M14	No. 4 Rebar with 1/4" diameter Yellow Plastic Cap stamped LS7242

LINE LEGEND

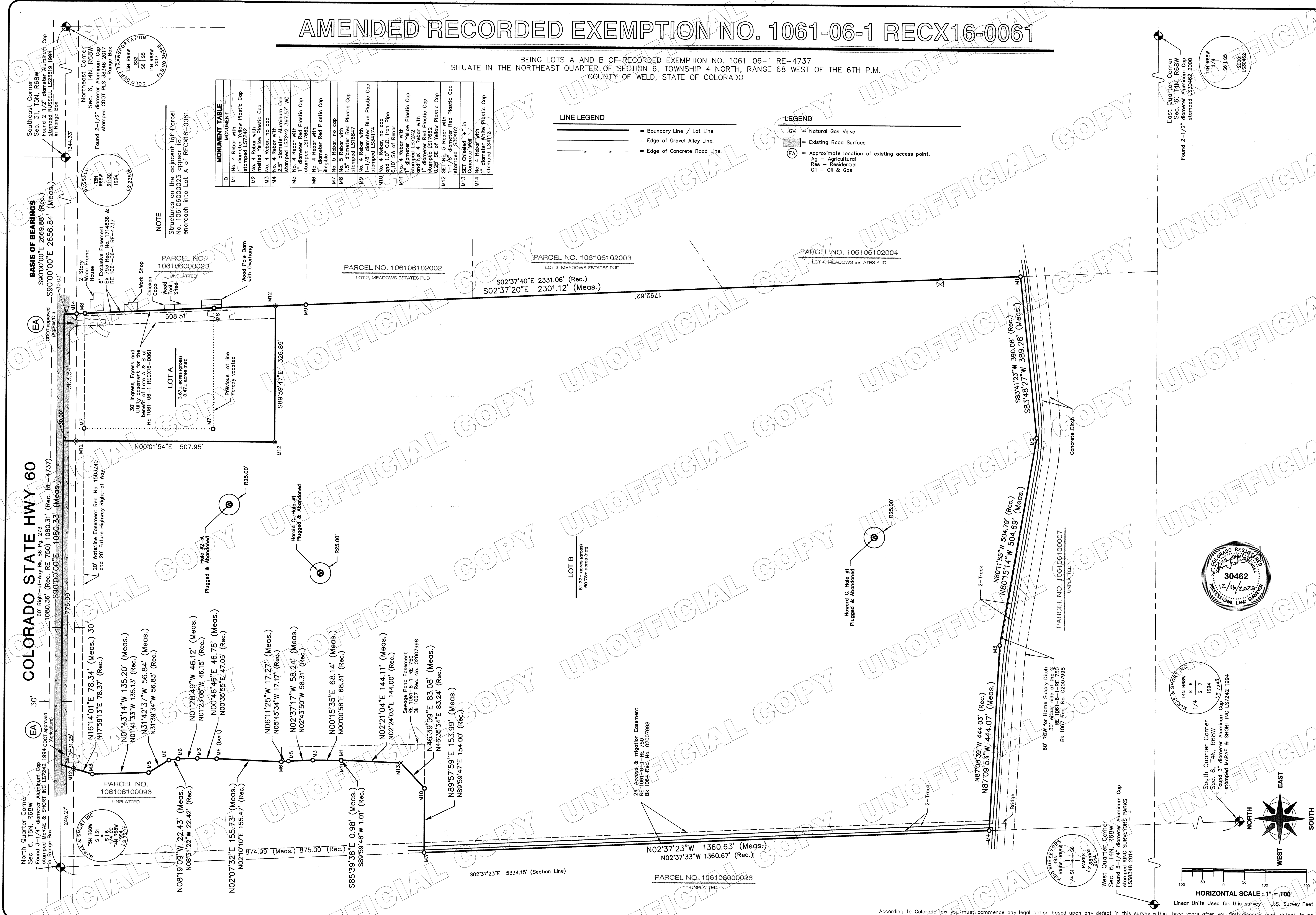
- Boundary Line / Lot Line.
- Edge of Gravel Alley Line.
- Edge of Concrete Road Line.

LEGEND

- GV = Natural Gas Valve
- Existing Road Surface
- EA = Approximate location of existing access point.
- Ag = Agricultural
- Res = Residential
- Oil = Oil & Gas

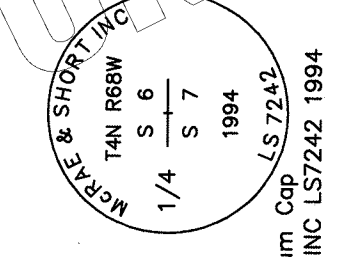
NOTE

Structures on the adjacent lot Parcel No. 10610600023 appear to encroach into Lot A of RECX16-0061.



LOT B
 61.32± acres (gross)
 60.75± acres (net)

LOT A
 3.67± acres (gross)
 3.47± acres (net)



INTERMILL LAND SURVEYING, INC.
 1301 NORTH CLEVELAND AVENUE
 LOVELAND, COLORADO 80537
 BUS. (970)-689-0516 / FAX (970)-635-8775

CLIENT: **Anthony & Lori Sanchez**

TITLE: **AMENDED RECORDED EXEMPTION NO. RECX16-0061**
 LOTS A & B OF RECORDED EXEMPTION NO. 1061-06-1 RE-4737
 WELD COUNTY, COLORADO

DRAWN BY: **LHG**
 CHECKED BY:
 APPROVED BY:
 DATE: **12.16.2020**
 SCALE: **1" = 100'**

PROJECT NO.: **P-9049**

SHEET **2** OF **2**

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 herein.