



Development Team Review Comments

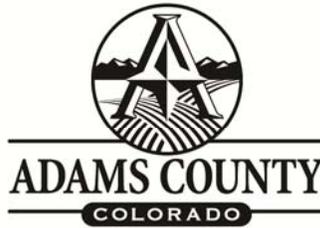
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

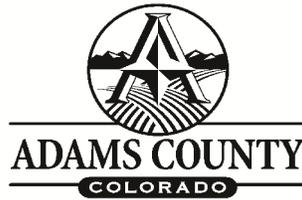
Date Accepted:

Staff (accepting intake):

Resubmittal Active: **Engineering**; Planner; **Right-of-Way**; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; **Attorney**; **Finance**; **Plan Coordination**

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 12/22/2023

Project Number: PLT2023-00035

Project Name: Grasslands at Comanche, Filing 6 Final Plat

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Lia Campbell

Date: 12/22/2023

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Steve Krawczyk

Date: 12/22/2023

Email:

Resubmittal Required

RESPONSES:

ENG1: Downstream drainage improvements are no longer necessary .

ENG2: Acknowledged.

ENG4: The design has been updated since this comment was provided.

ENG5: Acknowledged

ENG6: Acknowledged

ENG1: Dedication of an off-site drainage easement for the downstream drainage improvements is required.

ENG2: No building permit shall be issued for any dwelling structure on any lot Also, the 72nd Avenue construction to Strasburg Road must be completed before any building permit will be issued for this subdivision.

ENG4: Please provide an update construction plans for the riprap section proposed at the downstream end of the Culvert under Strasburg Road. The cost estimate and construction plan will need to be revised to reflect the proposed changes.

ENG5: Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The cost estimate is acceptable for the public improvements.

ENG6: No building permit shall be issued for any dwelling structure on any lot where driveway construction plans are required by Adams County until the driveway construction plans have been submitted to the County and have been found to comply with International Fire Code regulations. When the construction of a driveway will result in more than 3,000 square feet of disturbance or more than 10 cubic yards of material being moved, a grading permit for the driveway construction will be required prior to the issuance of the building permit.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Lia Campbell

Date: 12/22/2023

Email:

Complete

All planning comments are resolved.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Steve K...

Refer to previous page for responses to these comments which are also dated 12/22/2023

Date: 12/20/2023

Email:

Resubmittal Required

ENG1: Dedication of an off-site drainage easement for the downstream drainage improvements is required.

ENG2: No building permit shall be issued for any dwelling structure on any lot Also, the 72nd Avenue construction to Strasburg Road must be completed before any building permit will be issued for this subdivision

ENG4: Please provide an update construction plans for the riprap section proposed at the downstream end of the Culvert under Strasburg Road. The cost estimate and construction plan will need to be revised to reflect the proposed changes.

ENG5: Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The cost estimate is acceptable for the public improvements.

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Commenting Division: ROW Review 3rd Review

Name of Reviewer: David Dittmer

Date: 12/19/2023

Email:

Resubmittal Required

ROW1: Need to include the TRACT dedication within the Dedication statement. Added

ROW2: Need to have plural Easements, not Easement in the dedication statement. Added

Commenting Division: SIA Review 2 - Finance

Name of Reviewer: Lia Campbell

Date: 12/14/2023

Email:

Resubmittal Required

The collateral amount shows \$208,000 in #6. It should be \$1,658,234.34, as listed in Exhibit B.

An updated cost estimate has been provided based on the updated design

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Sarahi Mijares Rivas

Date: 12/01/2023

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Lia Campbell

Date: 11/28/2023

Email:

Resubmittal Required

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 11/28/2023

Email:

Resubmittal Required

ROW1: Revise all comments provided by engineering redlines to approved statements as provided in the application guidelines and checklist. Please do not use non-approved statements.

ROW2: Remove notes 9 and 12 as the Storm Water Facilities Statement covers these items.

ROW3: If the temp access easement will no longer be used, verify with the filing is this needs to be vacated by the county if dedicated. If so I will need exhibits to vacate the "eyebrows" within the abutting lots.

ROW4: Should the ROW be contiguous at the intersections of E. 72nd Ave and Verbose Street and Ulmer St? There is a line across the intersection and just want to verify if this is correct.

Exhibit B

Common Costs

Item	Quantity	Unit Cost	Unit	Cost
Earthwork-Cut to Fill	2,200	5	CY	\$11,000.00
Earthwork-Stockpile	31,000	5	CY	\$155,000.00
Earthwork-Topsoil Stockpile	10,460	5	CY	\$52,300.00
Earthwork-Roadside Swale Fine Grading	6,660	3	LF	\$19,980.00
Regulatory Signs/Advisory Signs	3	450	EA	\$1,350.00
18" RCP Storm Sewer (Class III)	326	80	LF	\$26,080.00
18" RCP FES	8	600	EA	\$4,800.00
36" RCP Storm Sewer (Class III)	80	110	LF	\$8,800.00
36" RCP FES	2	1200	EA	\$2,400.00
Type L Soil Riprap	25	75	CY	\$1,875.00
Construction Fence	3,546	2	LF	\$7,092.00
Erosion Control Blanket	1,610	5	SY	\$8,050.00
Inlet Protection	63	20	LF	\$1,260.00
Sediment Control Log	297	2	LF	\$594.00
Seeding and Mulching	3.87	1750	AC	\$6,772.50
Silt Fence	4,882	2	LF	\$9,764.00
Vehicle Tracking Control	2	1000	EA	\$2,000.00
Sediment Basin	1	2500	EA	\$2,500.00
Stabilized Staging Area	1	1000	EA	\$1,000.00
Concrete Washout	1	750	EA	\$750.00
		Subtotal:		\$323,367.50

Public Improvements (East 72nd Avenue)

Item	Quantity	Unit Cost	Unit	Cost
Remove Ex. Gravel (6" Thick)	500	6	CY	\$3,000.00
Asphalt Pavement (4" Thick)	889	87	TON	\$77,343.00
Aggregate Base Course (6" Thick)-Gravel Shoulder	1033	43	CY	\$44,419.00
Aggregate Base Course (8" Thick)-Under Pavement	925	43	CY	\$39,775.00
Subtotal:				\$164,537.00

Public Improvemets (Interior Roads)

Item	Quantity	Unit Cost	Unit	Cost
Asphalt Pavement (4" Thick)	1763	87	TON	\$153,381.00
Aggregate Base Course (6" Thibk)-Under Pavement	1370	43	CY	\$58,910.00
		Subtotal:		\$212,291.00

Private Improvement - Detention Pond

Item	Quantity	Unit Cost	Unit	Cost
10" PVC SDR 35	25	65	LF	\$1,625.00
12" PVC SDR 35	50	75	LF	\$3,750.00
Outlet Structure	1	15000	EA	\$15,000.00
Type L Soil Riprap	2.5	75	CY	\$187.50
Manhole-Storm Sewer (6' diameter)	1	7200	EA	\$7,200.00
Pump equipment and Controls	1	40000	EA	\$40,000.00
Concrete Trickle Channel	668	25	LF	\$16,700.00
		Subtotal:		\$84,462.50

Cost Total

Common Costs	\$323,367.50
Public Improvements (East 72nd Avenue)	\$164,537.00
Public Improvements (Interior Roads)	\$212,291.00
Private Improvement - Detention Pond	\$84,462.50
Subtotal:	\$784,658.00

20% Administration Cost	\$156,931.60
Subtotal:	\$941,589.60

5% per year Inflation	\$0.00
Grand Total:	\$941,589.60

Construction Completion Date: _____

Number of Year for Completion: _____ 0
(Round up to nearest year)



Stewart Title Company
1275 58th Ave, Unit C
Greeley, CO 80634
(970) 356-5573
Fax:

Date: May 20, 2025
File Number: 2626232-IO
Property Address: Agricultural Acres, Strasburg, CO 80136
Parcel B, Strasburg, CO 80136
Parcel A, Strasburg, CO 80136
Parcel D, Strasburg, CO 80136
Buyer/Borrower: Informational Only Commitment

Please direct all Closing inquiries to:

Beth Aksamitowski
Phone:
Fax:
Email Address: greeleyassist@stewart.com

Informational Only Commitment
Delivery Method: By Agent

Grasslands at Comanche LLC, a Colorado limited liability company
Delivery Method: By Agent

LDI Colorado
5655 Bridlespur Ridge Pl
Colorado Springs, CO 80918

Attn: Jay Stoner
Phone: (970) 566-4891
Fax:
E-Mail: jay@ldicolorado.com
Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.



UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A : Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B : Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land...: This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date...: This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment...: This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.



WIRE FRAUD

ALERT

NOTIFICATION:

READ THIS BEFORE YOU WIRE FUNDS

WIRE FRAUD: THE THREAT IS REAL

Buying a home is an exciting time. You've saved, found the perfect home and planned the move. Now, the closing day for your home is just around the corner.

We want to make sure your home purchase doesn't get derailed by a dangerous threat that could keep you from getting the keys, painting walls and decorating. Criminals have stolen money meant for the purchase of homes through malicious wire fraud schemes targeting consumers across the country.

Criminals begin the wire fraud process way before the attempted theft occurs. Most often, they begin with a common social engineering technique called phishing. This can take the form of email messages, website forms or phone calls to fraudulently obtain private information. Through seemingly harmless communication, criminals trick users into inputting their information or clicking a link that allows hackers to steal login and password information.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. Hacks can come from various parties involved in a transaction, including real estate agents, attorneys or consumers. Criminals then use the stolen information to email fraudulent wire transfer instructions disguised to appear as if they came from a professional you're working with to purchase a home. If you receive an email with wiring instructions, don't respond. Email is not a secure way to send financial information. If you take the bait, your money could be gone in minutes.

What can I do to protect myself?

Despite efforts by the title industry and others to educate consumers about the risk, homebuyers continue to be targeted. Here are some tips on what you can do to protect yourself and/or your clients:

1. **If requested**, wiring instructions will be provided via an encrypted email.
2. **Call, don't email**: Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
3. **Be suspicious**: It's not common for title companies to change wiring instructions and payment info
4. **Confirm it all**: Ask your bank to confirm not just the account number but also the name on the account before sending a wire. The name on the account should state Stewart Title Company Escrow Account.
5. **Verify immediately**: You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money from the hackers.
6. **Forward, don't reply**: When responding to an email, hit the "forward" button instead of clicking the "reply" button, and then start typing the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will make it easier to discover if a fraudster is after you.



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

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

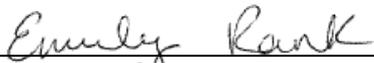
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY,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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY 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.



Authorized Countersignature
Stewart Title Company
1275 58th Ave, Unit C
Greeley, CO 80634





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 2626232-IO

ALTA Commitment for Title Insurance (07-01-2021)

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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;
 - f. Schedule B, Part II - Exceptions; and
 - g. a countersignature 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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AMERICAN
LAND TITLE
ASSOCIATION



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.

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.

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AMERICAN
LAND TITLE
ASSOCIATION



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>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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File No.: 2626232-IO

ALTA Commitment for Title Insurance (07-01-2021)

Page 4 of 4

AMERICAN
LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

Issuing Agent: Stewart Title Company
Issuing Office: 1275 58th Ave, Unit C, Greeley, CO 80634
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 2626232-IO
Issuing Office File Number: 2626232-IO
Property Address: Agricultural Acres, Strasburg, CO 80136
Parcel B, Strasburg, CO 80136
Parcel A, Strasburg, CO 80136
Parcel D, Strasburg, CO 80136

Revision Number:

1. **Commitment Date:** May 14, 2025 at 8:00AM

2. **Policy to be issued:**

Proposed Amount of Insurance

(a) 2021 ALTA® Owner's Policy
Proposed Insured: Informational Only Commitment

(b) ALTA® Loan Policy
Proposed Insured:

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:**

PARCEL 1:

Grasslands at Comanche LLC, a Colorado limited liability company, and
Strasburg School District No. 31-J

PARCEL 2:

Grasslands at Comanche LLC, a Colorado limited liability company

5. **The Land is described as follows:**

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File No.: 2626232-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Emily Rank
Authorized Countersignature

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued:

Informational Only Commitment Fee:

\$850.00

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File No.: 2626232-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2626232-IO

PARCEL 1:

That part of the South one-half of Section 33, Township 2 South, Range 62 West of the 6th P.M., County of Adams, State of Colorado, described as:

Commencing at the South one-quarter corner of Section 33;
Thence N 00° 17'49" W a distance of 30.00 feet to a point on a line 30.00 feet North of the South line of the Southwest one-quarter of said Section 33 and to the Point of Beginning;
Thence N 00° 13'24" E a distance of 2016.07 feet;
Thence S 89° 53'02" W a distance of 229.49 feet;
Thence S 35° 30'00" W a distance of 335.00 feet;
Thence S 89° 53'02" W a distance of 275.00 feet;
Thence N 57° 00'00" W a distance of 232.00 feet;
Thence N 00° 06'58" W a distance of 170.00 feet;
Thence N 50° 20'00" W a distance of 340.00 feet;
Thence S 89° 43'02" W a distance of 910.00 feet;
Thence S 18° 00'00" W a distance of 532.00 feet;
Thence S 57° 00'00" E a distance of 366.00 feet to the Northeast corner of Parcel B as described [in Reception No. 2014000077889](#), Adams County records;
Thence N 89° 40'00" W along the North line of said Parcel B, a distance of 688.66 feet to the East right-of-way line of Piggott Road and the Northwest corner of said Parcel B;
Thence S 00° 02'00" W along said East right-of-way line, a distance of 1557.87 feet to the North right-of-way line of East 72nd Avenue and the Southwest corner of Parcel A as described [in Reception No. 2014000077889](#), Adams County Records;
Thence N 89° 53'02" E along said North right-of-way line, a distance of 2612.97 feet to the Point of Beginning.

(Legal from Grasslands at Comanche - Fifth Filing, Preliminary Plat)

PARCEL 2:

That part of the South one-half of Section 33, Township 2 South, Range 62 West of the 6th P.M., County of Adams, State of Colorado, described as:

Commencing at the Southeast corner of Section 33, thence S 89° 46'56" W along the South line of the Southeast one-quarter of said Section 33, a distance of 30.00 feet;
Thence N 00° 05'51" E parallel with the East line of the Southeast one-quarter of said Section 33, a distance of 30.00 feet to the Point of Beginning;
Thence continuing N 00° 05'51" E a distance of 290.89 feet;
Thence N 89° 54'09" W a distance of 40.00 feet;
Thence N 59° 07'18" W a distance of 688.83 feet to a point on a curve to the right, the delta of said curve is 58° 54'14", the radius of said curve is 190.00 feet;
The chord of said curve bears S 60° 19'49" W, 186.84 feet;
Thence along the arc of said curve, a distance of 195.33 feet to the end of said curve;
Thence S 89° 46'56" W a distance of 135.00 feet;

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File No.: 2626232-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

Thence N 00° 13'04" W a distance of 358.92 feet;

Thence S 89° 46'56" W a distance of 309.00 feet;

Thence S 00° 13'04" E a distance of 358.92 feet;

Thence S 89° 46'56" W a distance of 135.00 feet to the beginning of a curve to the right,

The delta of said curve is 42° 50'02", the radius of said curve is 190.00 feet; the chord of said curve bears N 68° 48'03" W, 138.76 feet;

Thence along the arc of said curve, a distance of 142.04 feet;

Thence S 42° 36'58" W a distance of 621.90 feet;

Thence N 00° 13'04" W a distance of 252.81 feet;

Thence S 89° 46'56" W a distance of 278.01 feet;

Thence N 00° 13'04" W a distance of 450.73 feet;

Thence N 89° 46'56" E a distance of 308.50 feet;

Thence N 00° 13'04" W a distance of 401.85 feet;

Thence S 89° 46'56" W a distance of 43.50 feet;

Thence N 00° 13'04" W a distance of 60.00 feet to the beginning of a curve to the left;

The delta of said curve is 20° 04'21", the radius of said curve is 325.00 feet;

The chord of said curve bears S 79° 44'45" W, 113.28 feet;

Thence along the arc of said curve, a distance of 113.86 feet;

Thence N 20° 17'25" W a distance of 542.51 feet;

Thence S 52° 55'29" W a distance of 463.95 feet;

Thence S 00° 13'24" W a distance of 1526.57 feet to a point on a line 30.00 feet North of the South line of the Southeast one-quarter of said Section 33;

Thence N 89° 46'56" E parallel with said South line, a distance of 2615.66 feet to the Point of Beginning, County of Adams, State of Colorado.

(Legal from Grasslands at Comanche - Sixth Filing, Preliminary Plat)

For Informational Purposes Only: Agricultural Acres, Strasburg, CO 80136

Parcel B, Strasburg, CO 80136

Parcel A, Strasburg, CO 80136

Parcel D, Strasburg, CO 80136

APN: 0173133300010, R0190718, 0173133300006, R0186786, 0173133300005, R0186785, 0173133400009, R0190717

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File No.: 2626232-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2626232-IO

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.
5. NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Warranty Deed recorded July 19, 2019, [as Reception No. 2019000057059](#).

Warranty Deed recorded November 5, 2014, [as Reception No. 2014000077889](#).

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Title Department immediately for further review Prior to closing.

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File No.: 2626232-IO

ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2626232-IO

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. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) 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) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. Reservations by the Union Pacific Railway Company of (1) oil, coal and other minerals underlying the land, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded July 27, 1900 [in Book A33 at Page 605](#).

NOTE: The above reservation is limited by Relinquishment and Quitclaim from Anadarko Land Corp., recorded June 29, 2009 [as Reception No. 2009000046848](#), The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. Reservation as shown in Deed from Supreme Camp of American Woodman to Charles D. Sweeney and Edward J. Goss recorded December 2, 1947 [in Book 348 at Page 513 as Reception No. 323620](#).

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ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

11. Surface Owner's Agreement recorded June 6, 1972 [in Book 1800 at Page 630 as Reception No. 962576](#).
12. Surface Owner's Agreement recorded December 13, 1988 [in Book 3518 at Page 51 as Reception No. B855536](#).
13. Permanent Pipeline Right-of-Way granted to Snyder Operating Partnership L.P. for the purpose of pipelines recorded December 28, 1989 [in Book 3633 at Page 850 as Reception No. B921061](#).
14. Surface Owner's Agreement recorded July 25, 1994 [in Book 4360 at Page 720 as Reception No. C0002054](#).
15. Request for Notification of Surface Development recorded May 20, 2002 [as Reception No. C0971518](#).
16. Agreement recorded June 19, 2002 [as Reception No. C0985793](#).
17. Findings and Order recorded January 22, 2007 [as Reception No. 2007000007537](#).
18. Zoning Hearing Decision-Case #PRJ2007-00036 The Grasslands at Comanche PUD recorded February 6, 2008 [as Reception No. 2008000009439](#).
19. Surface Use Agreement recorded May 31, 2007 [as Reception No. 2007000052861](#).
Applicant's Certification recorded March 23, 2009 [as Reception No. 2009000020122](#).
20. Zoning Hearing Decision-Case #PRJ2007-00004 The Grasslands at Comanche PUD recorded June 6, 2007 [as Reception No. 2007000055000](#).
21. Memorandum of Agreement recorded August 27, 2007 [as Reception No. 2007000082001](#).
22. Resolution approving acceptance of Conservation Easement for Grasslands at Comanche PUD, Case Number PRJ2007-00004 recorded November 30, 2007 [as Reception No. 2007000110138](#).
23. Certification of Notice of Mineral Estate Owners recorded December 7, 2007 [as Reception No. 2007000112486](#).
24. All matters shown on the plat of Grasslands at Comanche Planned Unit Development Map recorded January 22, 2008 [as Reception No. 2008000005062](#).
Affidavit for minor amendment in P.U.D Plan recorded October 14, 2015 [as Reception No. 2015000086013](#).
Amendment No. 4 recorded June 26, 2017 [as Reception No. 2017000054674](#).
Affidavit of Minor Amendment #4 recorded November 2, 2022 at [Reception No. 2022000089058](#).
Affidavit of Minor Amendment recorded March 28, 2023 at [Reception No. 2023000016355](#).
25. All matters shown on the plat of Grasslands at Comanche-Second Filing recorded January 22, 2008 [as Reception No. 2008000005063](#).
Affidavit of Correction recorded June 6, 2013 [as Reception No. 2013000048277](#).
26. The effects of Certification of Notice to Mineral Estate Owners recorded May 2, 2008 [as Reception No. 20080000035101](#).
27. Findings and Order recorded May 23, 2008 [as Reception No. 2008000041775](#) and Determination of Water rights recorded May 23, 2008 [as Reception No. 2008000041776](#).

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ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

28. Master Declaration of Covenants, Conditions and Restrictions of The Grasslands at Comanche/Bijou Preserve recorded February 11, 2009 [as Reception No. 2009000009415](#).
29. All matters shown on the plat of Grasslands at Comanche P.U.D.-Amendment No. 2 recorded May 15, 2009 [as Reception No. 2009000035060](#).
30. Resolution recorded March 9, 2011 [as Reception No. 2011000015758](#).
31. Master Declaration of Covenants, Conditions and Restrictions of the Grasslands at Comanche recorded March 13, 2014 [as Reception No. 2014000015263](#).
NOTE: Amendment recorded May 9, 2014 [as Reception No. 2014000028534](#) and recorded April 27, 2015 [as Reception No. 2015000030297](#).
Assignment of Special and Reserved Declarant Rights recorded July 19, 2019 [as Reception No. 2019000057057](#).
Third Amendment recorded October 1, 2019 [as Reception No. 2019000083214](#).
32. Reservations from the United States of America in Patent recorded August 31, 2015 [as Reception No. 2015005098566](#).
33. Permanent Drainage Easement recorded December 8, 2016 [as Reception No. 2016000106663](#).
34. Stormwater Management Facility Operation and Maintenance recorded February 24, 2017 [as Reception No. 2017000017306](#).
35. Permanent Drainage Easement recorded July 3, 2017 [as Reception No. 2017000057052](#).
36. Permanent Drainage Easement recorded July 3, 2017 [as Reception No. 2017000057054](#).
37. Permanent Drainage Easement recorded July 3, 2017 [as Reception No. 2017000057056](#).
38. Resolution 2017-419 recorded August 31, 2017 [as Reception No. 2017000076626](#).
39. Resolution 2017-420 recorded August 31, 2017 [as Reception No. 2017000076627](#).
40. All matters shown on the plat of Grasslands at Comanche-First Filing recorded September 14, 2017 [as Reception No. 2017000080372](#).
Affidavit of Correction recorded November 1, 2017 [as Reception No. 2017000096621](#).
41. Quit Claim Deed (Water Rights) recorded July 3, 2019 at [Reception No. 2019000052235](#).
42. Any taxes or assessments by reason of the inclusion of the Land in the Strasburg Metro Parks and Rec District, as evidenced by recorded January 21, 2021 [as Reception No. 2021000007426](#).
43. Certification of Notice to Mineral Estate Owners recorded September 8, 2021 [as Reception No. 2021000106491](#).
44. Resolution 2022-672 recorded December 13, 2022 [as Reception No. 2022000096872](#).
45. Resolution 2022-673 recorded December 13, 2022 [as Reception No. 2022000096873](#).

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ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

46. Resolution 2023-142 recorded June 8, 2023 [as Reception No. 2023000032315](#).
47. Permanent Access and Drainage Easement recorded October 31, 2023 [as Reception No. 2023000061457](#).
48. Permanent Access and Drainage Easement recorded January 8, 2024 [as Reception No. 2024000001089](#).
49. Permanent Access and Drainage Easement recorded April 16, 2024 [as Reception No. 2024000019658](#).
50. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

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ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

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SELLERS: Grasslands at Comanche LLC, a Colorado limited liability company

BUYERS: Informational Only Commitment

PROPERTY: Agricultural Acres, Strasburg, CO 80136

Parcel B, Strasburg, CO 80136

Parcel A, Strasburg, CO 80136

Parcel D, Strasburg, CO 80136

DATE: _____, 2025

DISCLOSURE REGARDING FUNDS FOR CLOSING

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that Rocky Mountain Recording Services has a business relationship with Stewart Title Company and its affiliated and subsidiary companies. Stewart Title Company and Rocky Mountain Recording Services share common ownership. Stewart Title Company is wholly owned by Stewart Title Guaranty Company which shares the same parent company as Rocky Mountain Recording Services. Because of this relationship, this referral may provide Rocky Mountain Recording Services and Stewart a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the above provider as a condition for settlement of this transaction on the above referenced property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Colorado Recording Fee Schedule

Processing/Verification Fee:

Per Escrow File\$30.00

E-Recording Fee:

Per Document.....\$7.00

Government Recording Fees:

Per Document Fees

1st Page \$13.00

Each Additional Page..... \$ 5.00

DISCLOSURES

File No.: 2626232-IO

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

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

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

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

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

Stewart may collect personal information about you from:

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

Stewart may use your personal information for the following purposes:

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

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

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

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

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

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

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

Right to Limit Use of Your Personal Information

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

How Stewart Protects Your Personal Information

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

Contact Information

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

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

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

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

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

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

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

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

Use of Personal and Sensitive Personal Information

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

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

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

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

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

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

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

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

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

i. Access to Specific Information and Data Portability Rights

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

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

ii. Deletion Request Rights

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

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

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

iii. Opt-Out of Information Sharing and Selling

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

iv. Correction of Inaccurate Information

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

v. **Limit the Use of Sensitive Personal Information**

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

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

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

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

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

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

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

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

Response Timing and Format

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

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

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

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

Non-Discrimination

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

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

Record Retention

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

Changes to This CCPA Notice

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

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

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

URGENT WARNING ABOUT WIRE FRAUD AND WIRING INSTRUCTIONS - PROTECT YOURSELF

Think of the large amounts of money changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of your money being sent to the proper account, it ends up in the fraudster's account.

If a third party sends you false information and you wire your money to the account they provide, it is likely you may never recover the money. The money is just gone.

How do you avoid being scammed?

- ▶ To ensure receiving or sending wiring instructions in the safest manner possible, they should be obtained or delivered in person or from an initial order package you received or in the mail from your Stewart Title Company representative.
- ▶ Before wiring funds, always call and speak with your Stewart Title Company representative to verify instructions using the contact information you received in your initial order package or in person.
- ▶ Never rely on email for wiring instructions as accounts can be faked or hacked and messages can be intercepted.
- ▶ If at any point during a transaction you receive changes to the wiring instructions you have been provided, this is a huge red flag. Immediately call your Stewart Title Company representative for verification. Always use a verified telephone number -never the number in the email with the wiring instructions.

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023-00035

SHEET 1 OF 5
VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°05'51"E A DISTANCE OF 290.89 FEET; THENCE N89°54'09"W A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"W, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 542.51 FEET; THENCE S52°55'29"W A DISTANCE OF 463.95 FEET; THENCE S00°13'24"W A DISTANCE OF 1526.57 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33; THENCE N89°46'56"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2615.66 FEET TO THE POINT OF BEGINNING. CONTAINS 46.224 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - SIXTH FILING. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, 20_____.

OWNER: GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVE REBOL, AS MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

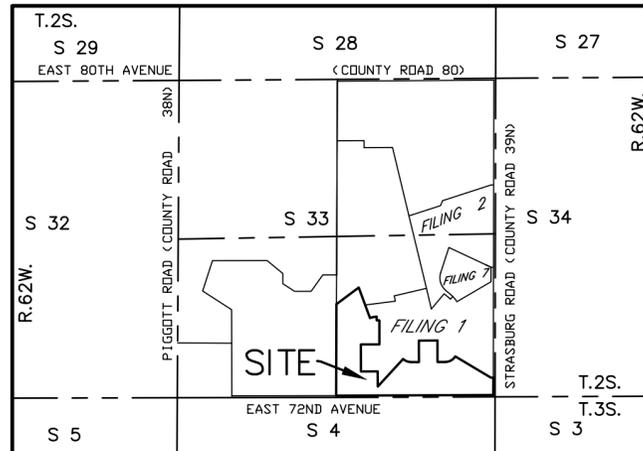
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY ME THIS DAY OF _____, 20_____, BY DAVE REBOL, MANAGER, GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STANDARD NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE PURPOSE OF THIS PLAT IS TO CREATE FIFTEEN SINGLE FAMILY LOTS.
- BASIS OF BEARING - THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (THE SOUTH ¼ CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHEAST CORNER IS A 3-1/4" ALUMINUM CAP, L.S. 23519, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°46'56" WEST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.
- THE LEGAL DESCRIPTION ON THIS PLAT WERE PREPARED BY RAYMOND W. BAYER, PLS NO. 6973, OF THE FIRM R.W. BAYER & ASSOCIATES, INC.
- DATE OF FIELD WORK AUGUST 21, 2021.
- DIMENSIONS SHOWN HEREON ARE AS PREVIOUSLY SURVEYED.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



STANDARD NOTES CONTINUED:

9. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS 1, 2 & 3, BLOCK 1; LOTS 1, 2, 3, 4 & 6, BLOCK 2; LOTS 1 THRU 6 INCLUSIVE, BLOCK 5 OR TRACTS A AND B IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF ADAMS, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED.

- THE 72ND AVENUE CONSTRUCTION TO STRASBURG ROAD.
- THE OFF-SITE CHANNEL TO THE EAST HAS BEEN COMPLETE BASED ON THE APPROVED CONSTRUCTION PLANS.

10. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY ADAMS COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH INTERNATIONAL FIRE CODE REGULATIONS. WHEN THE CONSTRUCTION OF A DRIVEWAY MAY RESULT IN MORE THAN 3,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 10 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

PLAT NOTES:

- AS SHOWN ON THIS PLAT: TEN-FOOT (10') WIDE UTILITY AND DRAINAGE (FIVE FOOT ON EACH SIDE) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ALONG COMMON SIDE AND REAR LOT LINES. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.
- AS SHOWN ON THIS PLAT: FIFTEEN FOOT WIDE (15') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STREETS AND TWENTY FOOT WIDE (20') ALONG THE WEST SIDE OF THIS FILING ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES. ADDITIONALLY, THE DRY UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND REAR LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. REFER TO THE APPROVED DRAINAGE FACILITIES MAINTENANCE PLAN, RECEPTION NO. 2017000017306, ADAMS COUNTY RECORDS. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: 21161-6P/21161-6P.DWG

Date Prepared: AUGUST 06, 2021
REVISED: 11-29-23 2ND COMMENTS

PLAT NOTES CONTINUED:

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 340-F15807-22, AMENDMENT NO. 1, DATED AUGUST 25, 2022, AT 12:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT.

6. THE FIRST AMENDMENT TO SURFACE USE AGREEMENT AS RECORDED 01-20-2021 IN RECEPTION NO. 2021000005800, ADAMS COUNTY RECORDS, QUITCLAIMED ALL INTEREST ANADARKO MAY HAVE UNDER THE SUA (RECORDED IN RECEPTION NO. 2007000052861) TO THE OIL AND GAS OPERATIONS AREAS. ADDITIONALLY, THE SUA IS AMENDED TO DELETE ALL OIL AND GAS OPERATIONS AREAS WITHIN THE SW4, NE4, AND SE4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

7. THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.

8. IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.

9. THE PARCEL DESCRIBED HEREIN IS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE F.E.M.A., FLOOD RATE INSURANCE MAP, MAP NUMBER 08001C0730H, EFFECTIVE DATE: MARCH 5, 2007.

10. THE LOTS WITHIN THIS FILING ARE SUBJECT TO THE NOTES AND RESTRICTIONS CONTAINED IN THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT, CASE NO. PRJ2007-00004, RECORDED IN RECEPTION NO. 2008000005062.

11. THIS SUBDIVISION FILING IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE RECORDED IN RECEPTION NO. 2009000009415, ADAMS COUNTY RECORDS.

12. TRACTS A AND B ARE FOR DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. TRACT A AND B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY.

13. THE 300' WAVIER AREA, 250' BUILDING EXCLUSION ZONE, 200' OPERATIONS EASEMENT, 30' ACCESS EASEMENT, 50' TEMPORARY CONSTRUCTION EASEMENT AND 30' PIPELINE EASEMENT AS SHOWN IN THE SUA DOCUMENT AND IN GRASSLANDS AT COMANCHE - FIRST FILING, RECORDED IN RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS, NO LONGER HAVE AFFECT AND HAVE BEEN REMOVED FROM THIS PLAT FILING.

PLAT NOTES CONTINUED ON SHEET 5 OF 5

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF GRASSLANDS AT COMANCHE - SIXTH FILING WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 21ST DAY OF AUGUST, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PLAT AND THE SURVEY THEREOF.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20_____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____: _____ .M., ON THE _____ DAY OF _____, A.D., 20_____.

BY: _____ DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO.: _____

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023-00035

SHEET 3 OF 5

E. ¼ CDR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Aluminum Cap, in Range Box, P. L. S. 23519)

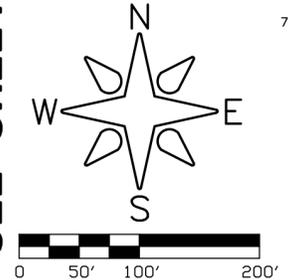
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

CURVE CHART FOR DRAINAGE EASEMENT

CURVE#	DELTA	RADIUS	CURVE LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
EC1	42°50'02"	175.00'	130.83'	S68°48'03"E	127.80'	
EC2	58°54'14"	175.00'	179.91'	N60°19'49"E	172.09'	

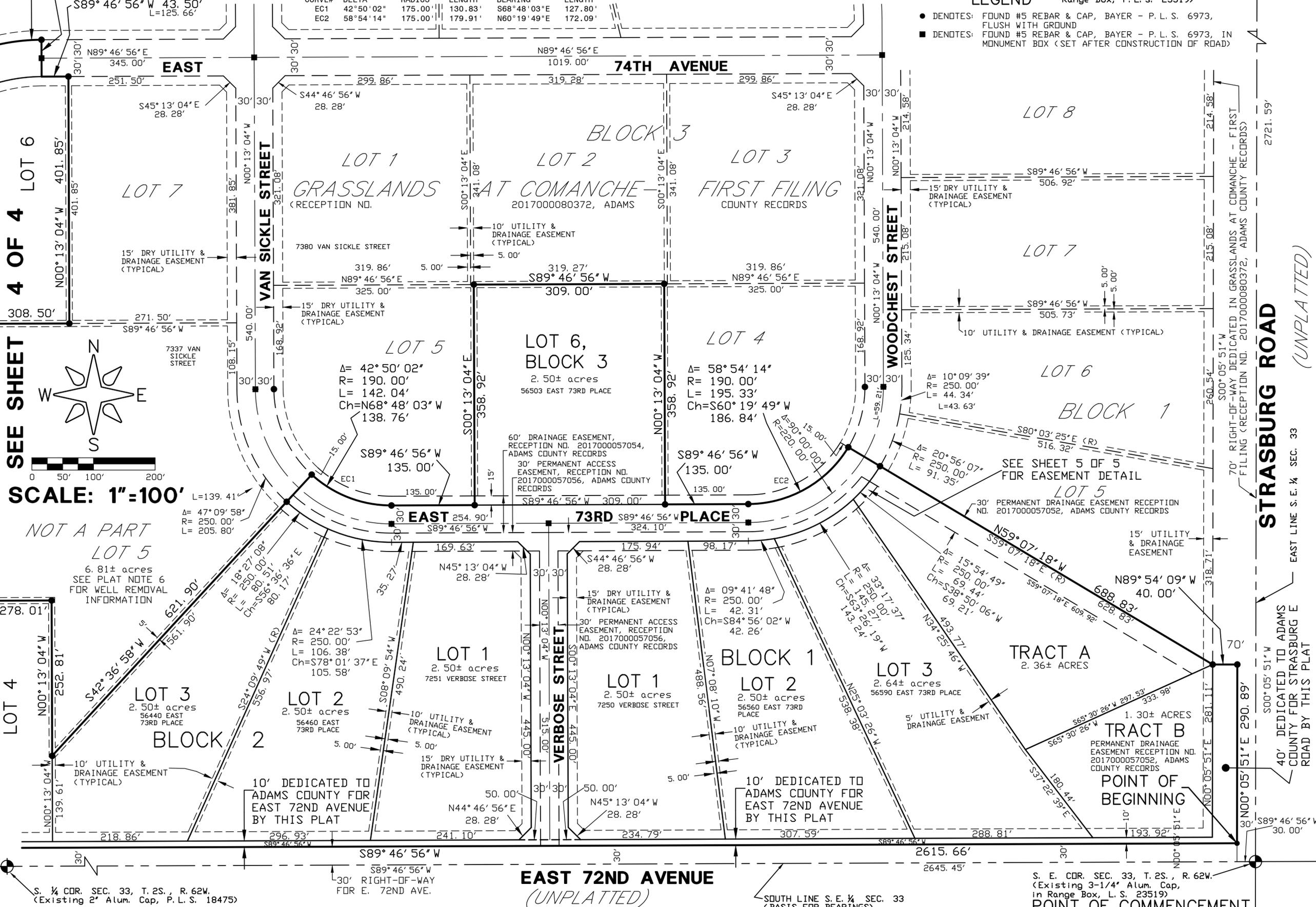
Δ= 20°04'21"
R= 325.00'
L= 113.86'
Ch=S79°44'45"W
113.28'
N00°13'04"W 60.00'
S89°46'56"W 43.50'
L=125.66'



SCALE: 1"=100'

NOT A PART OF LOT 5
6.81± acres
SEE PLAT NOTE 6 FOR WELL REMOVAL INFORMATION

S. ¼ CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap, P. L. S. 18475)



STRASBURG ROAD
(UNPLATTED)

EAST LINE S. E. ¼ SEC. 33

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG ROAD BY THIS PLAT

S. E. CDR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Alum. Cap, in Range Box, P. L. S. 23519)

POINT OF COMMENCEMENT

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

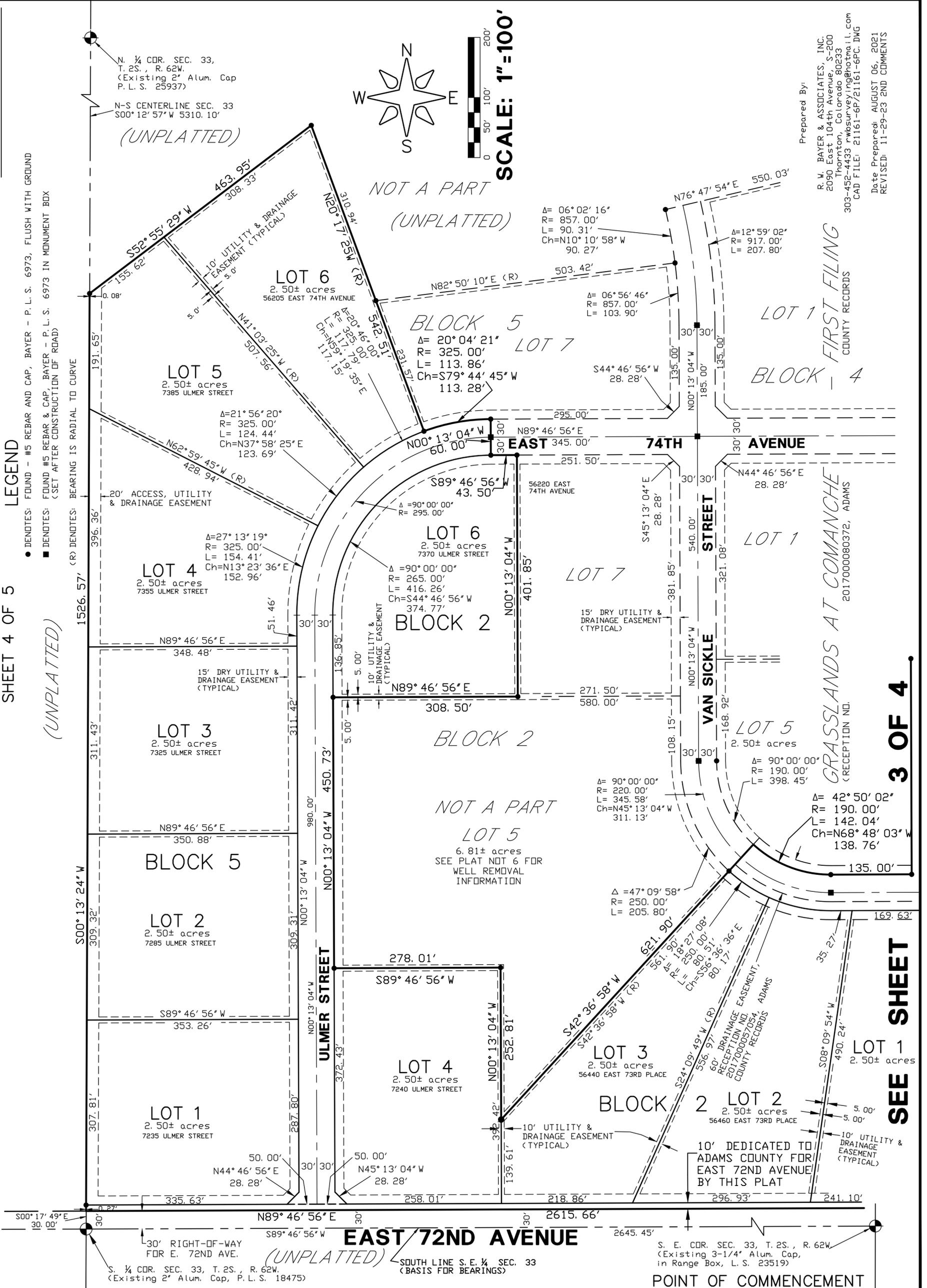
CASE NO: PLT2023-00035

SHEET 4 OF 5

LEGEND

- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND.
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

(UNPLATTED)



EAST 72ND AVENUE

POINT OF COMMENCEMENT

SEE SHEET

3 OF 4

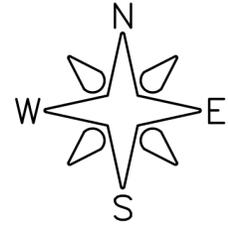
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GRASSLANDS AT COMANCHE
2017000080372, ADAMS
(RECEPTION MD.)
COUNTY RECORDS
FIRST FILING

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 5

CASE NO: PLT2023-00035



SCALE: 1"=40'

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
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- (R) DENOTES: BEARING IS RADIAL TO CURVE

PLAT NOTES CONTINUED:

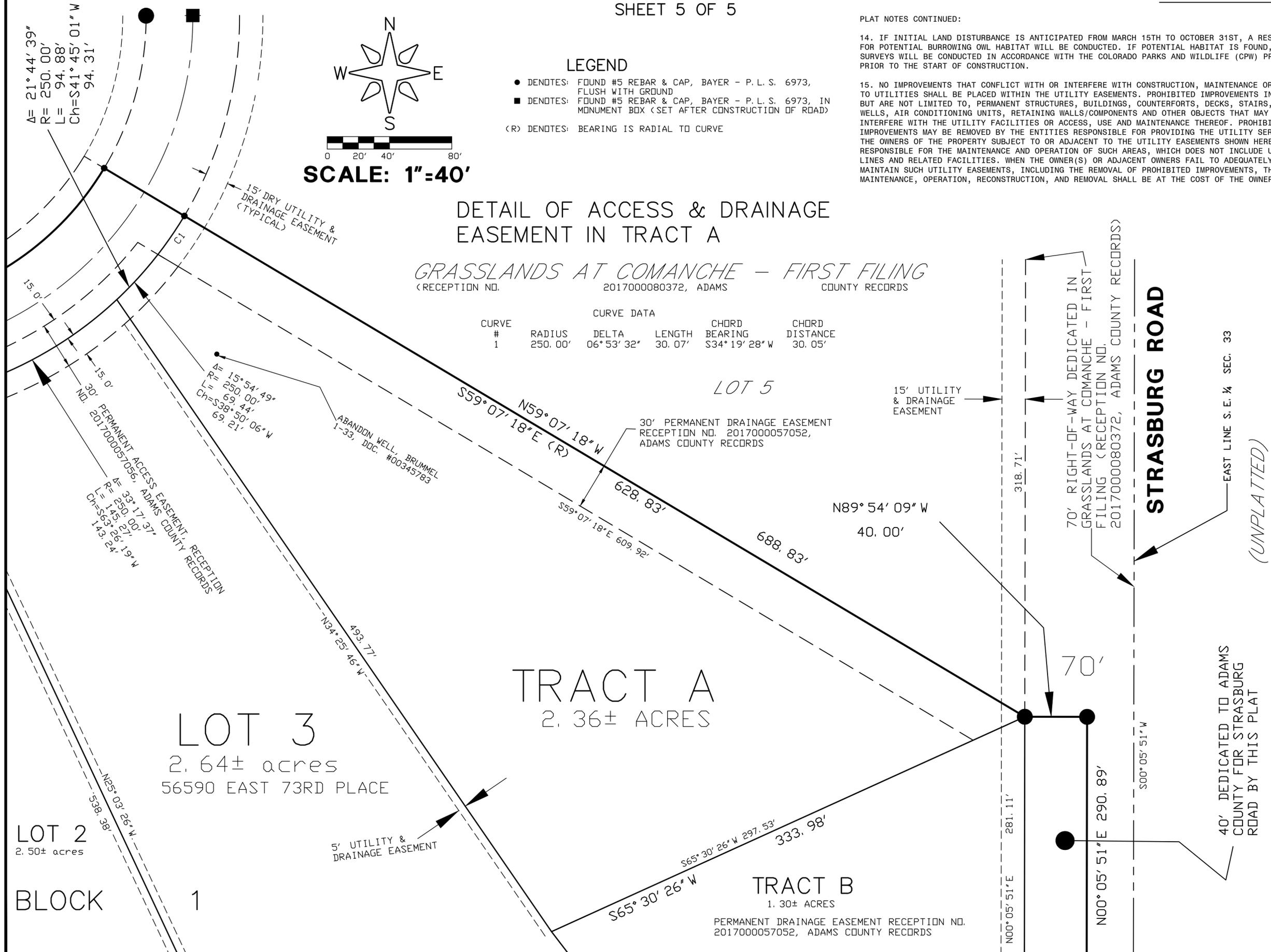
14. IF INITIAL LAND DISTURBANCE IS ANTICIPATED FROM MARCH 15TH TO OCTOBER 31ST, A RESURVEY FOR POTENTIAL BURROWING OWL HABITAT WILL BE CONDUCTED. IF POTENTIAL HABITAT IS FOUND, SURVEYS WILL BE CONDUCTED IN ACCORDANCE WITH THE COLORADO PARKS AND WILDLIFE (CPW) PROTOCOLS PRIOR TO THE START OF CONSTRUCTION.

15. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTERFORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION, AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

DETAIL OF ACCESS & DRAINAGE EASEMENT IN TRACT A

GRASSLANDS AT COMANCHE - FIRST FILING
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
1	250.00'	06°53'32"	30.07'	S34°19'28"W	30.05'



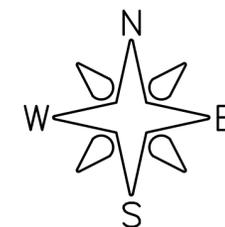
(UNPLATTED)

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG ROAD BY THIS PLAT

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 5

CASE NO: PLT2023-00035



SCALE: 1"=400'

- FILING NO. 1 (RECORDED) - 17 LOTS
- FILING NO. 2 (RECORDED) - 10 LOTS
- FILING NO. 2 (AMENDED) - 1 LOT
- FILING NO. 3 (PROPOSED) - 32 LOTS
- FILING NO. 4 (PROPOSED) - 24 LOTS
- FILING NO. 5 (PROPOSED) - 19 LOTS
- FILING NO. 6 (PROPOSED) - 15 LOTS
- FILING NO. 7 (RECORDED) - 1 LOT
- TOTAL - 119 LOTS

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020
GRASSLANDS AT COMANCHE, FILING NO. 7 IN RECEPTION NO. 2023000063416

N. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

N. ¼ COR.
SEC. 33,
T. 2S.,
R. 62W.

N. E. COR.
SEC. 33,
T. 2S.,
R. 62W.

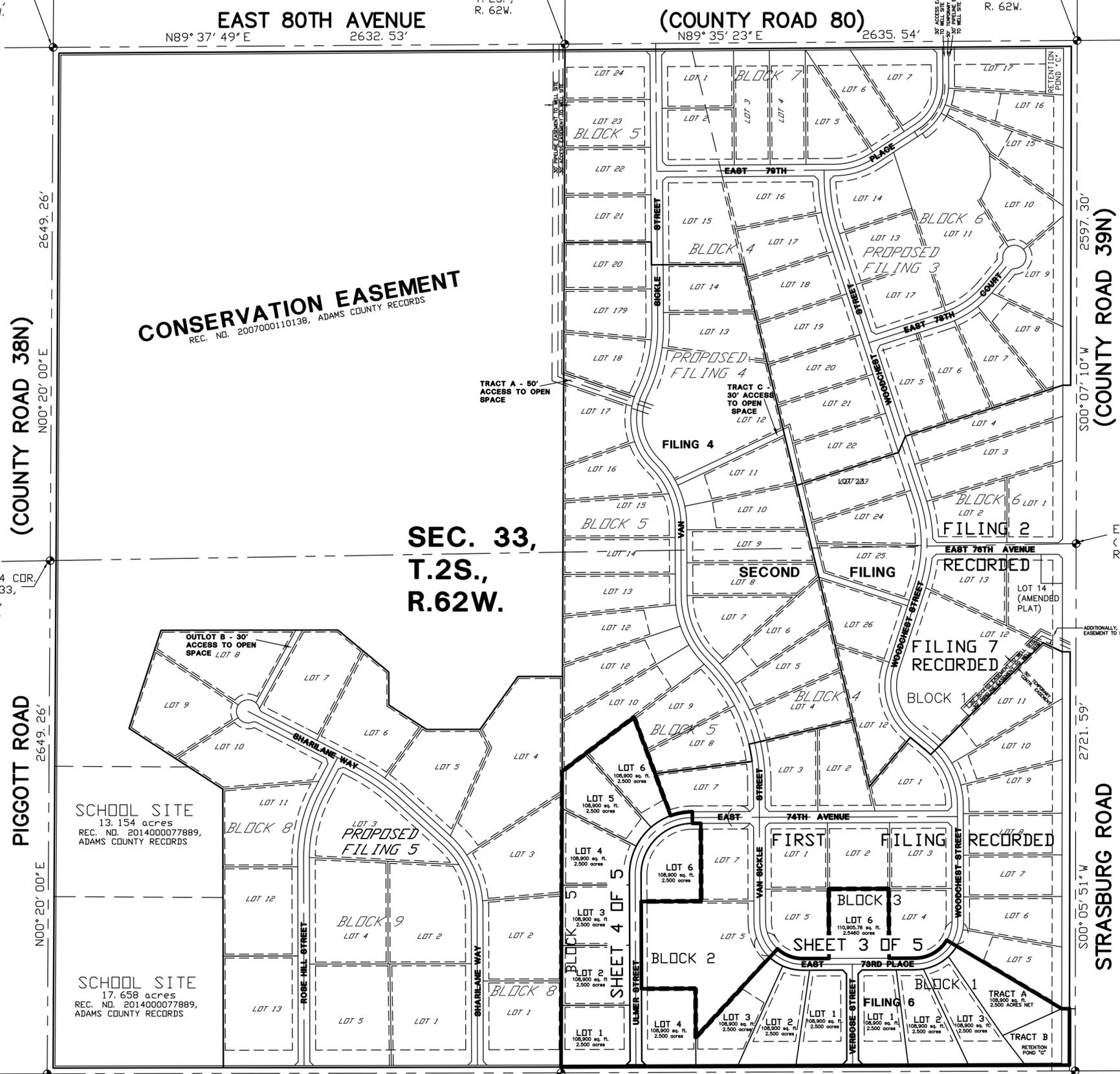
W. 1/4 COR.
SEC. 33,
T. 2S.,
R. 62W.

E. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Alum Cap, in Range Box, P. L. S. 23519)

S. W. COR.
SEC. 33,
T. 2S.,
R. 62W.

S. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap p. l. s. 18475)

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap, in Range Box, L. S. 23519)



CONSERVATION EASEMENT
REC. NO. 2007000110138, ADAMS COUNTY RECORDS

**SEC. 33,
T.2S.,
R.62W.**

SCHOOL SITE
13.154 acres
REC. NO. 201400077889,
ADAMS COUNTY RECORDS

SCHOOL SITE
17.658 acres
REC. NO. 201400077889,
ADAMS COUNTY RECORDS

LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
15 LOTS	37.690	RESIDENTIAL		
TRACT A	2.357	DRAINAGE & POND	HOA	HOA
TRACT B	1.300	DRAINAGE & POND	HOA	HOA
RIGHT-OF-WAY/ E. 72ND AVE. & STRABURG ROAD	0.858	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
RIGHT-OF-WAY/ INTERIOR STREETS	4.019	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
TOTAL ACREAGE:	46.224			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)

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GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO: PLT2023-00035

SHEET 3 OF 5

LEGEND

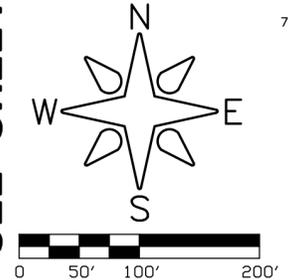
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CURVE#	DELTA	RADIUS	CURVE LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
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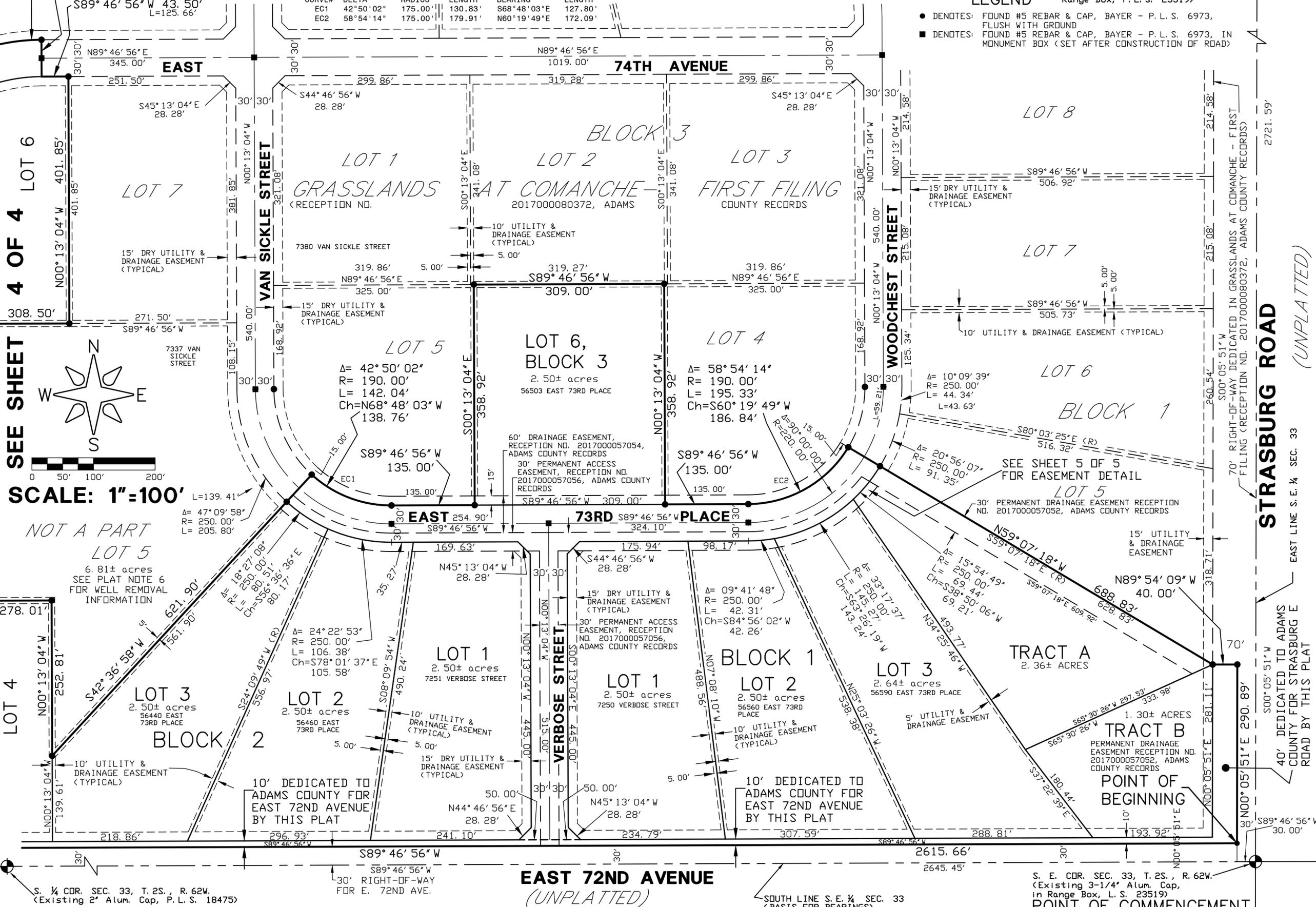
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R = 325.00'
L = 113.86'
Ch = S79°44'45"W
113.28'
N00°13'04"W 60.00'
S89°46'56"W 43.50'
L = 125.66'



SCALE: 1"=100'

NOT A PART LOT 5
6.81± acres
SEE PLAT NOTE 6 FOR WELL REMOVAL INFORMATION

S. ¼ CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap, P. L. S. 18475)



STRASBURG ROAD
(UNPLATTED)

EAST LINE S. E. ¼ SEC. 33

40' DEDICATED TO ADAMS COUNTY FOR STRASBURG E ROAD BY THIS PLAT

S. E. CDR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Alum. Cap, in Range Box, P. L. S. 23519)
POINT OF COMMENCEMENT

GRASSLANDS AT COMANCHE - SIXTH FILING

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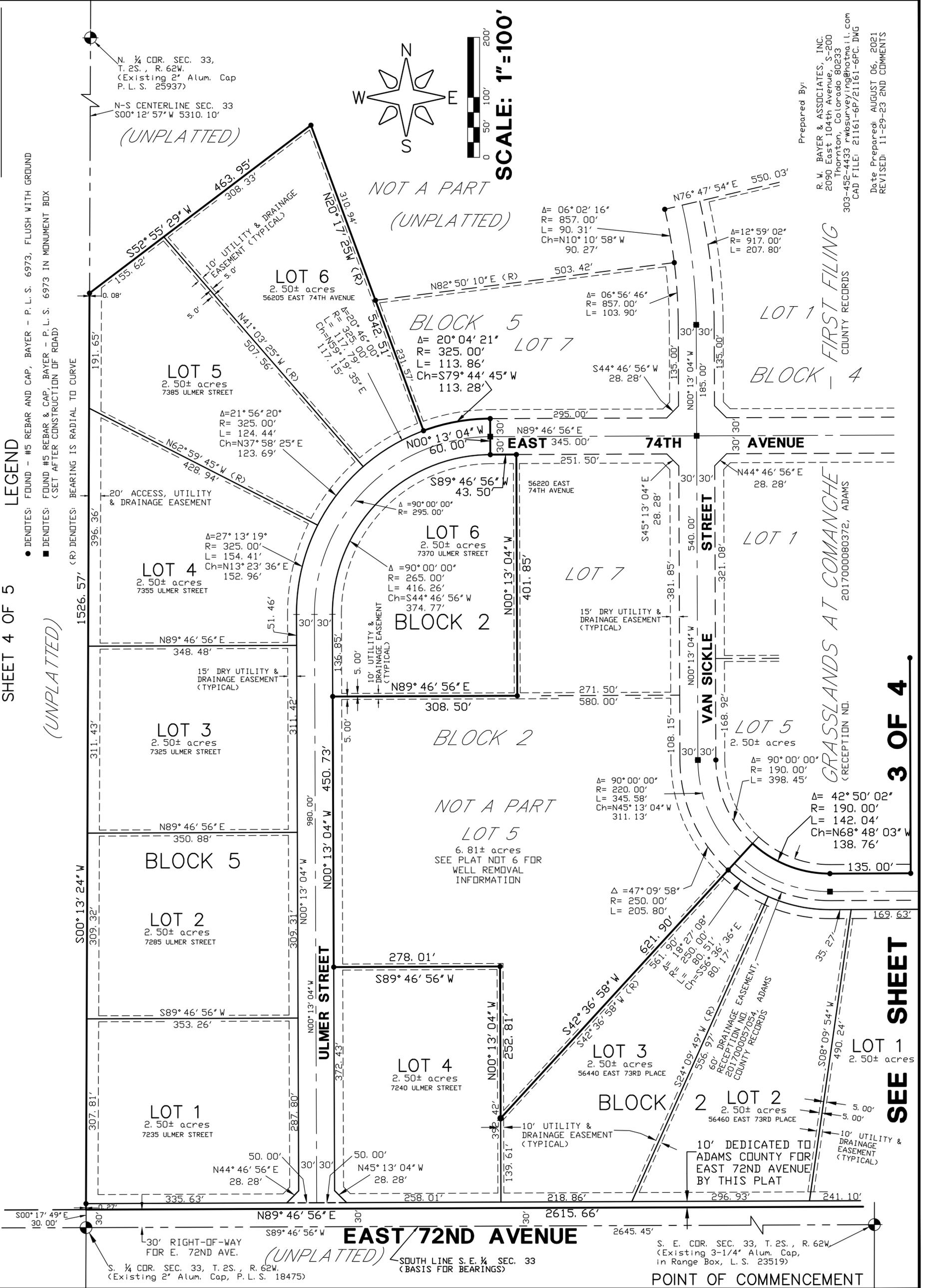
CASE NO: PLT2023-00035

SHEET 4 OF 5

LEGEND

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- (R) DENOTES: BEARING IS RADIAL TO CURVE

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FIRST FILING
COUNTY RECORDS

GRASSLANDS AT COMANCHE
RECEPTION NO. 2017000080372, ADAMS

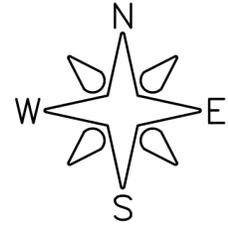
3 OF 4

SEE SHEET

GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 5 OF 5

CASE NO: PLT2023-00035



SCALE: 1"=40'

LEGEND

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PLAT NOTES CONTINUED:

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DETAIL OF ACCESS & DRAINAGE EASEMENT IN TRACT A

GRASSLANDS AT COMANCHE - FIRST FILING
(RECEPTION NO. 2017000080372, ADAMS COUNTY RECORDS)

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
1	250.00'	06°53'32"	30.07'	S34°19'28"W	30.05'

LOT 5

S59°07'18"E (R)
N59°07'18"W
628.83'
688.83'

30' PERMANENT DRAINAGE EASEMENT
RECEPTION NO. 2017000057052,
ADAMS COUNTY RECORDS

15' UTILITY & DRAINAGE EASEMENT

N89°54'09"W
40.00'

70' RIGHT-OF-WAY DEDICATED IN
GRASSLANDS AT COMANCHE - FIRST
FILING (RECEPTION NO.
2017000080372, ADAMS COUNTY RECORDS)

STRASBURG ROAD

EAST LINE S. E. ¼ SEC. 33

(UNPLATTED)

TRACT A
2.36± ACRES

LOT 3
2.64± acres
56590 EAST 73RD PLACE

LOT 2
2.50± acres

BLOCK 1

TRACT B
1.30± ACRES

PERMANENT DRAINAGE EASEMENT RECEIPTION NO.
2017000057052, ADAMS COUNTY RECORDS

40' DEDICATED TO ADAMS
COUNTY FOR STRASBURG
ROAD BY THIS PLAT

