



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Stonehouse Substation Structure Height Variances  
Project Number: PRA2025-00009

December 5, 2025

The Adams County Board of Adjustment is requesting comments on the following applications: **three variances to allow for structures associated with a utility substation to exceed the maximum allowed in the Agricultural-3 zone district.** These requests are located at approximately 3,000 feet south of the intersection of Gun Club Road and East 136th Avenue. The Assessor's Parcel Number is 0156730300001.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by December 30, 2025, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to [GJBarnes@adamscountyco.gov](mailto:GJBarnes@adamscountyco.gov).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse).

Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Greg Barnes  
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



# VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 3)

Written Narrative

Site Plan

Proof of Ownership (warranty deed or title policy)

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

## Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

## Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### **Written Narrative:**

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

### **Scaled Site Plan:**

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

### **Proof of Ownership (warranty deed or title policy):**

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

### **Proof of Water and Sewer:**

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### **Legal Description:**

- Geographical description used to locate and identify a property.

### **Statement of Taxes**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or [adcotax.com](http://adcotax.com)



## DEVELOPMENT APPLICATION FORM

### APPLICANT

Name(s):	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

---

### OWNER

Name(s):	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

---

### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

---



## DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor  
Parcel Number

Existing  
Zoning:

Existing Land  
Use:

Proposed Land  
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

# Written Narrative

*(Remainder of page intentionally left blank)*



Adams County Colorado  
Attn: Board of Adjustment  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601

**RE: United Power Stonehouse Substation Variance Application**

Dear Adams County Board of Adjustment:

Ulteig on behalf of United Power, Inc. is seeking approval from Adams County on a Variance Application for certain electrical equipment and security fencing for a new electric substation. A Conditional Use Permit application for the proposed substation project was submitted to Adams County on April 15<sup>th</sup>, 2025 (RCU2025-00008). The proposed substation location is at the southeast corner of 132<sup>nd</sup> Avenue and Gun Club Road, parcel # 0156730300001, and United Power, Inc. is the property owner. The subject parcel is located within an Agricultural-Three (A-3) zone district. By this application, United Power, Inc. is requesting a variance from the following Adams County Development Standards and Regulations (Adams County DSR):

- 1) Section 3-10-06-05-01, which stipulates the maximum height of dwellings and accessory structures in an Agricultural-3 District shall be thirty-five (35) feet.
  - a. The proposed substation will include Static Masts. Each Static Mast will be fifty-eight (58) feet tall and is a free-standing pole. The purpose of the Static Mast(s) is to provide lightning protection and a path for dissipation for potential lightning strikes. The Static Mast(s) intercept a lightning strike and are connected to the substation's grounding system, giving the lightning's high-voltage current a safe path to flow into the ground.
  - b. The proposed Static Masts will have an overhead shield wire running between them and attached at the top of each Static Mast. The overhead shield wire will provide lightning protection above the substation equipment and direct a lightning strike to the Static Mast(s) so that the high-voltage can be transferred into the substation grounding system.
- 2) Section 4-08-01-02-02-01, which stipulates a maximum fence height of ninety-six (96) inches including no more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence.
  - a. The proposed chain-link security fence will be ninety-six (96) inches tall and include three (3) strands of barbed wire extending twelve (12) inches above the fence as necessary for security measures.

United Power, Inc. determined that the Static Mast(s), overhead shield wire, and nine (9) foot tall security fence are necessary for the safety and security of life and infrastructure. The improvements are intended to protect the infrastructure that is important for United Power's ability to provide safe and

reliable electricity to their members in Adams County and deter/prevent theft, vandalism and unauthorized access to the proposed substation.

United Power, Inc. has retained Ulteig Operations LLC to assist with this Variance Application. If you have any questions or require additional information, please contact Derek Holscher (720-873-5876 or [derek.holscher@ulteig.com](mailto:derek.holscher@ulteig.com)) or Will Halligan (720-873-5795 or [will.halligan@ulteig.com](mailto:will.halligan@ulteig.com)).

Sincerely,

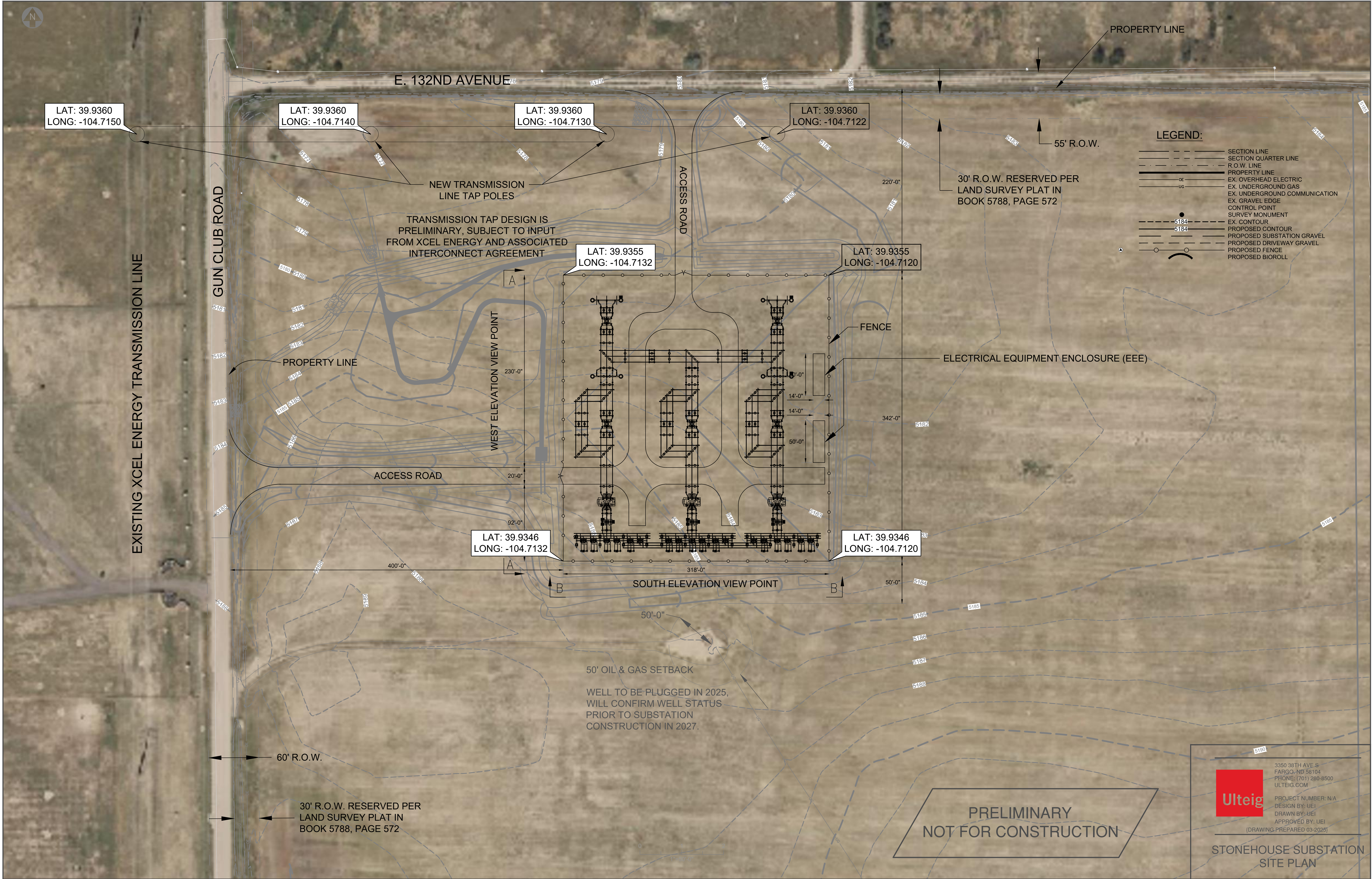
*Derek Holscher*

Derek Holscher - Project Manager, Ulteig

# Site Plan

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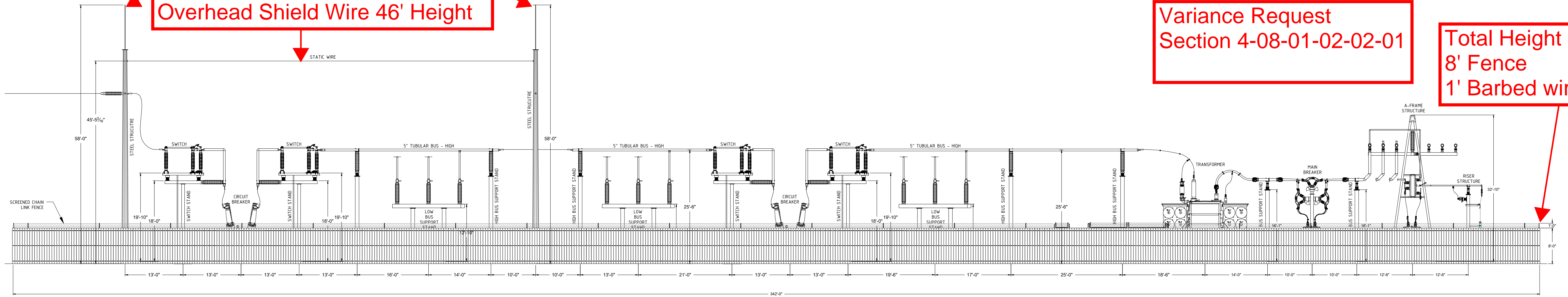
Variance Request  
Section 3-10-06-05-01

Static Mast 58' Height

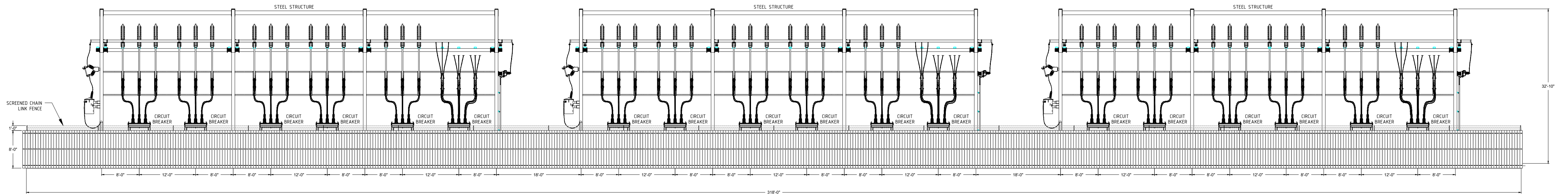
Overhead Shield Wire 46' Height

Variance Request  
Section 4-08-01-02-02-01

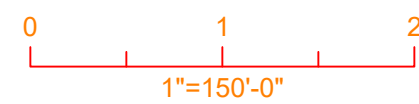
Total Height 9'  
8' Fence  
1' Barbed wire



WEST ELEVATION  
(LOOKING EAST TOWARDS  
HARVEST ROAD)



SOUTH ELEVATION  
(LOOKING NORTH TOWARDS  
E. 132ND AVENUE)



3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (701) 280-8500  
ULTEIG.COM

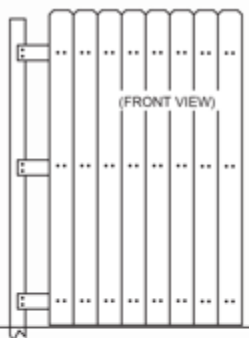
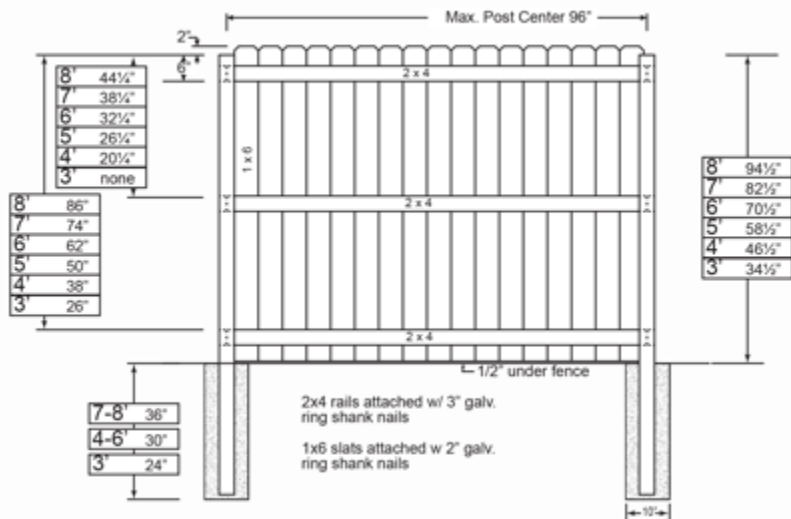
PROJECT NUMBER: N/A  
DESIGN BY: UEI  
DRAWN BY: UEI  
APPROVED BY: UEI

(IF APPLICABLE IN STATE, ADD FIRM REG NO. HERE)

STONEHOUSE SUBSTATION  
FENCE ELEVATIONS



# DOG EAR FENCE



## OPTIONS:

### STANDARD DOG EAR

(FACE NAIL)

### ALTERNATING PANEL

(TOE NAIL)

## CORNER POSTS:



ALL OUTSIDE SLATS



INSIDE SLATS w/ OUTSIDE SLATS

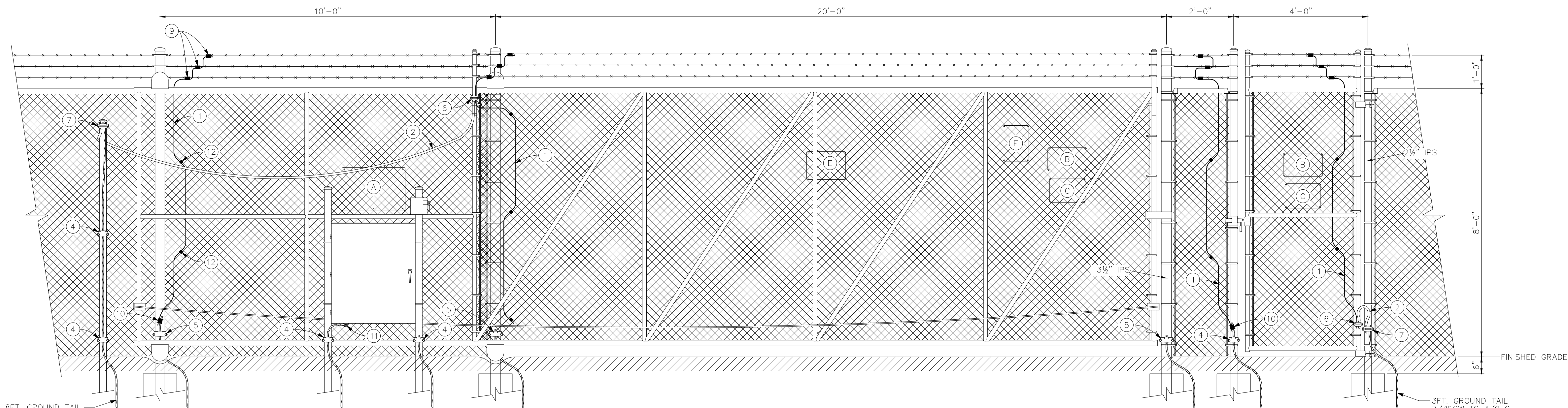
NOTCH SLAT  
AROUND RAILS  
TO CLOSE GAP

## END POSTS:

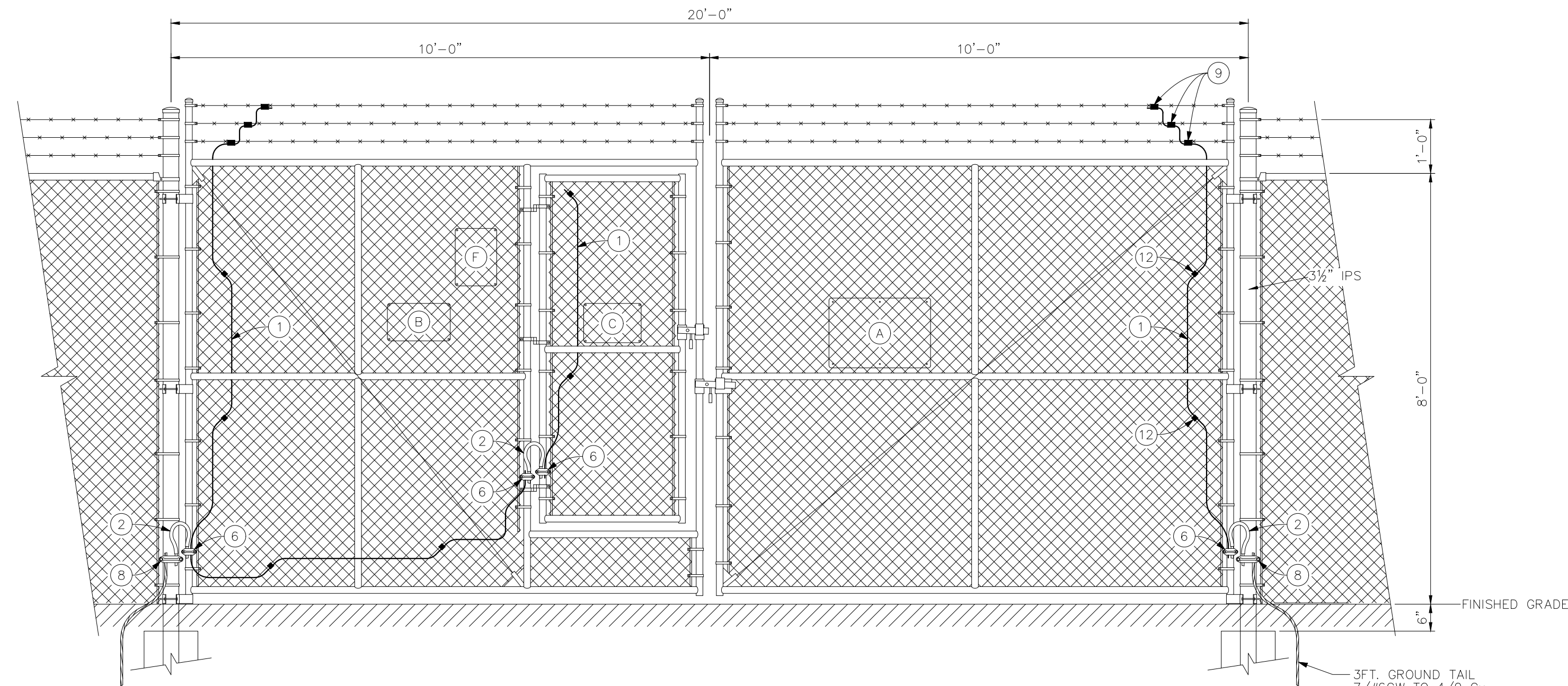


Cut a 2x4 to  
vertically fill  
the gap  
between the  
post and slat.

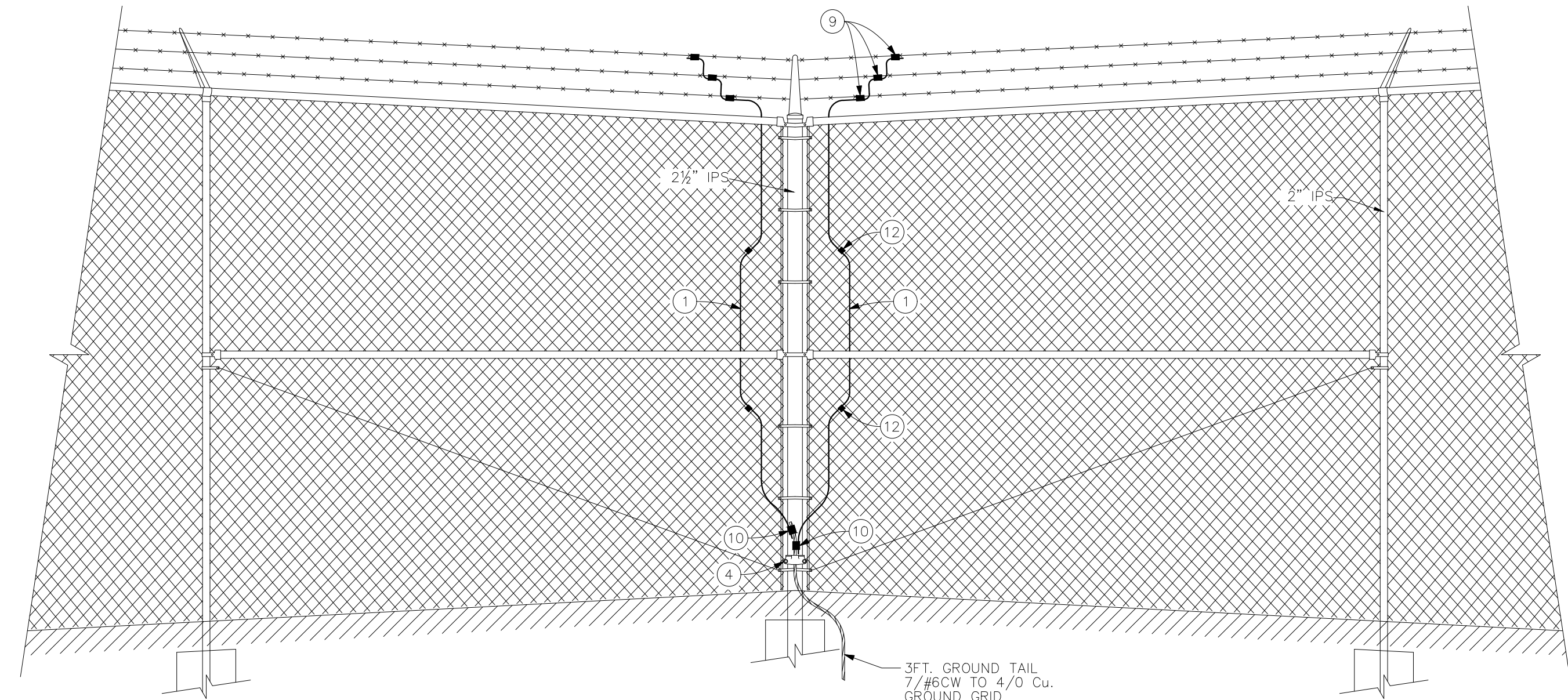




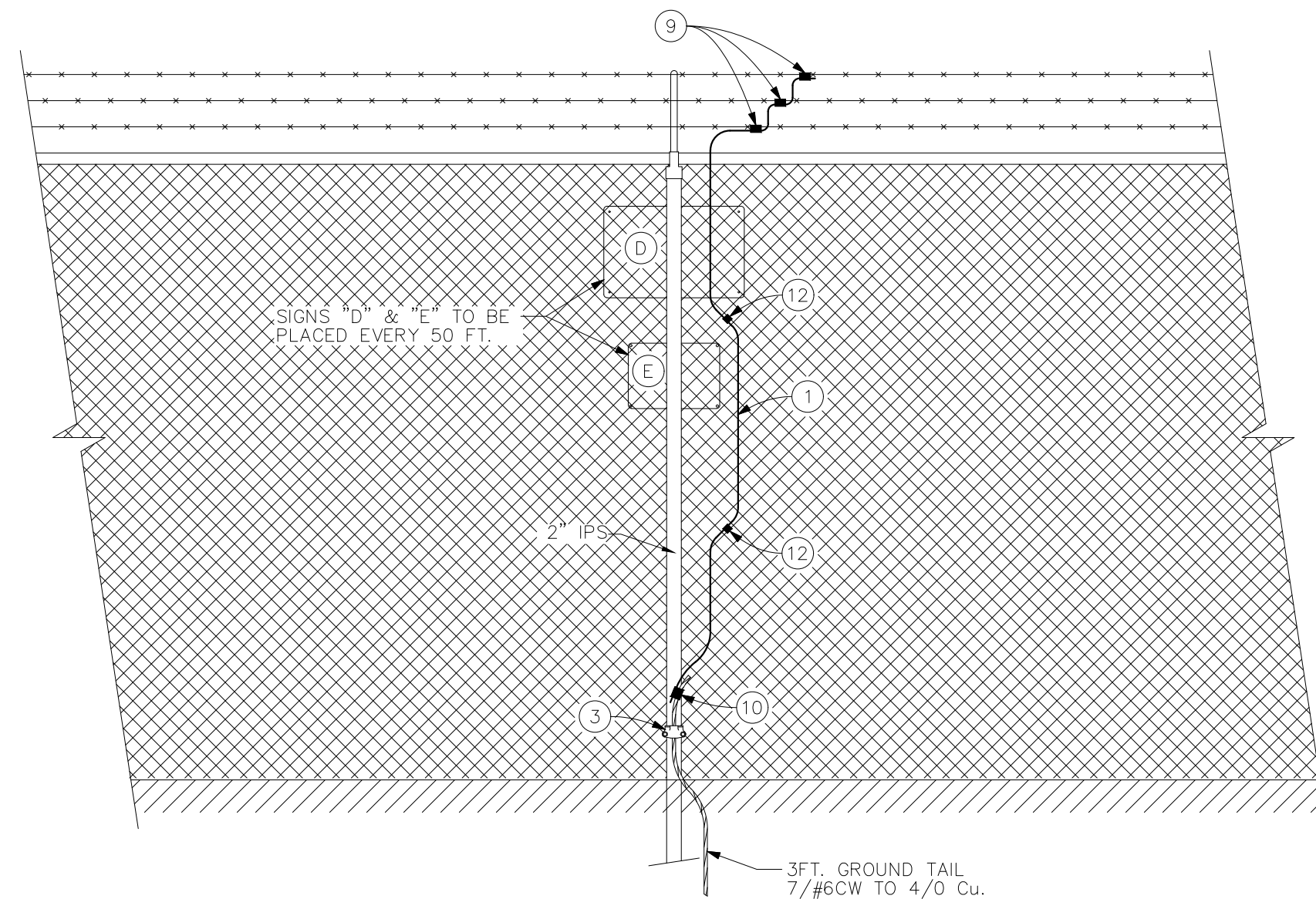
TYPICAL SLIDING GATE DETAIL



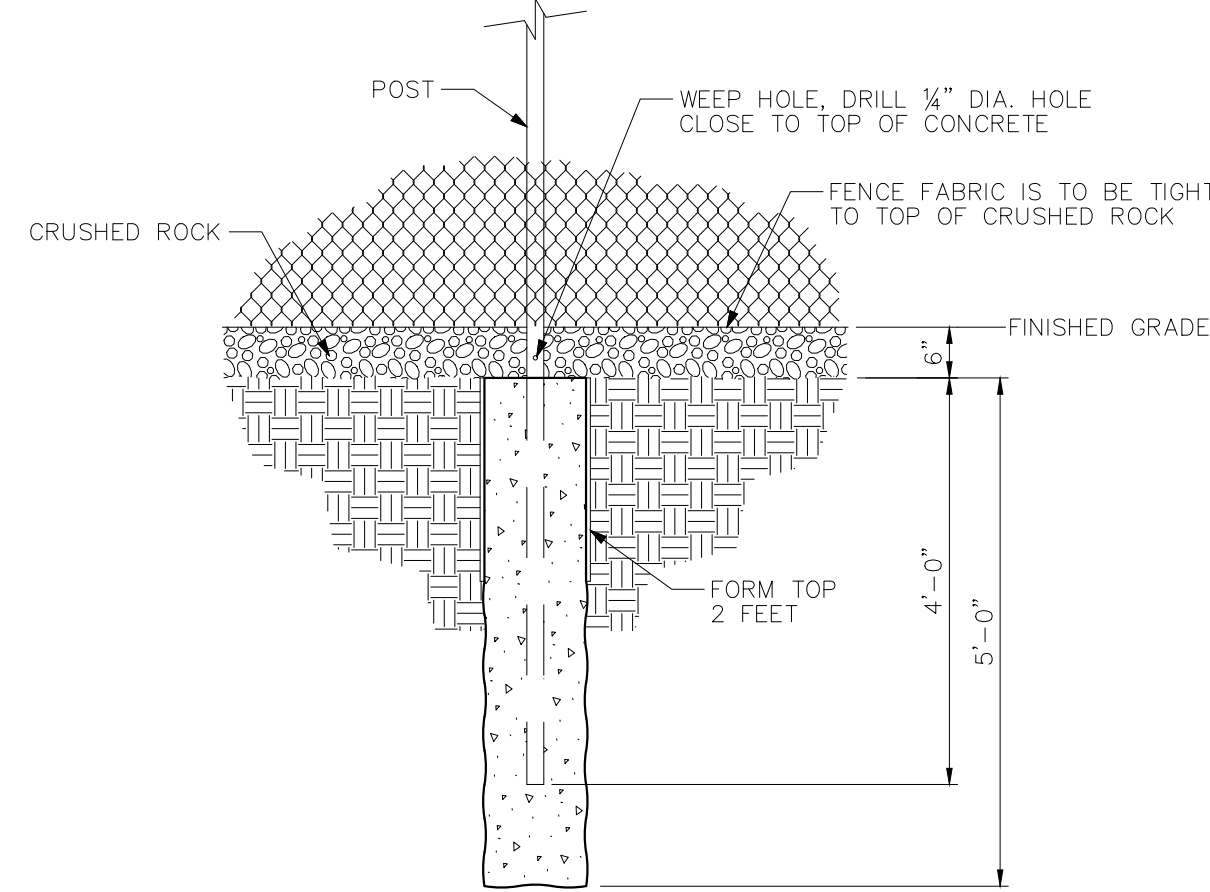
TYPICAL SWING GATE DETAIL



TYPICAL CORNER POST DETAIL



TYPICAL LINE POST DETAIL



TYPICAL FOUNDATION DETAIL

MATERIAL LIST		
DESCRIPTION	ITEM ID	QTY.
CONCRETE - 4000 PSI AT 28 DAYS	CONTRACTOR	0.15 CU. YD.
FORM, STOVE PIPE OR WAXED CARDBOARD TUBE, 12" DIA.	CONTRACTOR	2 FT.
MATERIAL LISTED IS FOR ONE FOUNDATION		



TYPICAL SECURITY FENCE SIGNAGE

- NOTES:
- ALL 7/#6CW GROUND TAILS TO BE 3FT. ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.
  - ALL GROUNDING WIRE AND CONNECTIONS SHALL BE INSTALLED ON THE INSIDE OF FENCE.

MATERIAL LIST			
ITEM NO.	DESCRIPTION	ITEM ID	QTY.
1	WIRE, TIE, 1/C, #4, ALUMINUM, SOLID, SOFT DRAWN, EC GRADE, UTILITY GRADE, 25LB BOX, APPROX. 651FT; DIRECT 4ASB CT 25	TBD	TBD
2	CABLE, GROUNDING, 1/C, 2/0, 3276 STRAND COPPER, 21kA MAX FAULT CURRENT, BLACK COLORED JACKET; HUBBELL S3712	TBD	TBD
3	CLAMP, GROUNDING, 2" IPS, BRONZE, 1-WIRE, FOR 1/0-4/0 STR COPPER, 1" HOLE; HUBBELL GC-111-7C	TBD	TBD
4	CLAMP, GROUNDING, 2-1/2" IPS TO 2/0-250KCMIL CU, PIPE TO CABLE, BRONZE TWO PIECE CLAMP, BOTH PARTS OF CLAMP ARE ATTACHED TO THE U-BOLT; HUBBELL GC-111-8C	TBD	TBD
5	CLAMP, GROUNDING, 3-1/2" IPS TO 2/0-250KCMIL CU, PIPE TO CABLE, BRONZE TWO PIECE CLAMP, BOTH PARTS OF CLAMP ARE ATTACHED TO THE U-BOLT; HUBBELL GC-111-10C	TBD	TBD
6	CONNECTOR, GROUND CABLE, #4 SOL - 2/0 STR, BRONZE, ONE, TWO OR THREE CABLES TO 2" O.D. - 1-1/2" IPS ROD OR TUBE; HUBBELL GC11061C	TBD	TBD
7	CONNECTOR, GROUND CABLE, 2/0 SOL - 250 MCM, BRONZE, ONE, TWO OR THREE CABLES TO 3" O.D. - 2-1/2" IPS ROD OR TUBE; HUBBELL GC110102C	TBD	TBD
8	CONNECTOR, GROUND CABLE, 2/0 SOL - 250 MCM, BRONZE, ONE, TWO OR THREE CABLES TO 4" O.D. - 3-1/2" IPS ROD OR TUBE; HUBBELL GC110142C	TBD	TBD
9	CONNECTOR, COMPRESSION, H-TAP, #2-#6 ACSR, MAIN/TAP, TYPE O DIES; BLACKBURN WR159	TBD	TBD
10	CONNECTOR, COMPRESSION, H-TAP, 4/0 STR/6-2 STR, DIE D; BLACKBURN WR379	TBD	TBD
11	CLAMP, GROUND CABLE, #4 SOL - 300 MCM, 2-PC BRONZE, SINGLE CABLE TO FLAT, 1/2" SS BOLT; HUBBELL POWER SYSTEMS GC-141-A02	TBD	TBD
12	CONNECTOR, SPLIT BOLT, #4 SOL - 1/0 STR, CU TIN PLATED, 2-WIRE CONDUCTOR CONNECTION, 1/2" BOLT SIZE; HUBBELL SBS10	TBD	TBD

Preliminary

08/14/2025 12:03:46 PM



3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (888) 858-3441  
ULTEIG.COM

PROJECT NUMBER: N/A  
DESIGN BY: N/A  
DRAWN BY: N/A  
APPROVED BY: N/A

## SECURITY FENCE DETAILS

DRAWING NUMBER:  
N/A

REVISION:  
N/A



# Proof of Ownership

*(Remainder of page intentionally left blank)*

Electronically Recorded RECEPTION#: 2023000034134,  
6/16/2023 at 12:56 PM, 1 OF 2,  
REC: \$18.00 DocStamp: \$0.00  
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

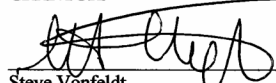
### BARGAIN AND SALE DEED

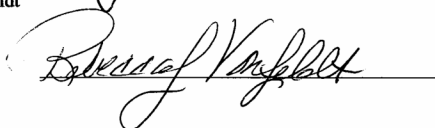
BY THIS DEED is made effective as of June 16<sup>th</sup>, 2023, Steve Vonfeldt and Rebecca J. Vonfeldt ("Grantors") for and in consideration of Ten Dollars and other good and valuable consideration, hereby sell and convey unto **United Power, Inc.**, a Colorado cooperative association, whose address is 500 Cooperative Way, P.O. Box 929, Brighton, CO 80601 ("Grantee") the following:

All water and water rights, whether tributary, nontributary, or not nontributary, whether adjudicated or unadjudicated, absolute or conditional, and all springs, ditches and ditch rights, water wells and well rights, State Engineer filings, well registration statements and well permits, water taps, stock ponds, reservoirs and reservoir rights, all perfected and inchoate rights to the development, extraction, or use of nontributary aquifer water, all decrees and pending water court applications, all water company and mutual ditch or reservoir company stock, which are, have been, or may be located on, used in connection with, or are appurtenant to the property located in Adams County, Colorado and more particularly described on Exhibit A attached hereto;

IN WITNESS WHEREOF, Grantors have executed this deed to be effective as of the date set forth above.

GRANTOR:

  
Steve Vonfeldt

  
Rebecca J. Vonfeldt

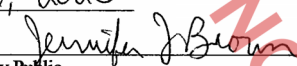
Rebecca J. Vonfeldt  
Nebraska  
STATE OF ~~COLORADO~~ )  
COUNTY OF Dundy ) ss.

This instrument was acknowledged before me this 14<sup>th</sup> day of June, 2023, by Steve Vonfeldt and Rebecca J. Vonfeldt.

WITNESS my hand and official seal.

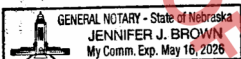
My commission expires:

May 16, 2026

  
Notary Public



70791960



57062941.1

Electronically Recorded RECEPTION#: 2023000034134,  
6/16/2023 at 12:56 PM, 2 OF 2,  
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

ALL COPY

**EXHIBIT A**

TRACT A, AS SHOWN ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;

THENCE SOUTH 89°56'06" EAST ON AN ASSUMED BEARING ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET;

THENCE NORTH 00°14'52" WEST PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1133.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°14'52" WEST PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1414.67 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;

THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.62 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30;

THENCE SOUTH 00°14'52" EAST ALONG SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1513.14 FEET TO A POINT 1133.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER OF SECTION 30;

THENCE SOUTH 89°56'06" EAST PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WESTERLY 30 FEET THEREOF FOR GUN CLUB MILE ROAD RIGHT-OF-WAY, AND EXCEPT THE NORTHERLY 30 FEET THEREOF FOR POSSIBLE FUTURE EAST 132ND AVENUE RIGHT-OF-WAY;

COUNTY OF ADAMS, STATE OF COLORADO.

# Legal Description

*(Remainder of page intentionally left blank)*



ALTA/NSPS LAND TITLE SURVEY

UNITED POWER, INC.

A PORTION OF THE SOUTHWEST QUARTER  
OF SECTION 30, TOWNSHIP 1 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

PROPERTY DESCRIPTION

(PER SCHEDULE A OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THROUGH LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABZ70791960 WITH A DATE OF NOVEMBER 16, 2022, AT 5:00 P.M.)

TRACT A, AS SHOWN ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 89°56'06" EAST ON AN ASSUMED BEARING ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET;  
THENCE NORTH 00°14'52" WEST PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1133.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00°14'52" WEST PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1414.67 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;  
THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.62 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30;  
THENCE SOUTH 00°14'52" EAST ALONG SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1513.14 FEET TO A POINT 1133.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER OF SECTION 30;  
THENCE SOUTH 89°56'06" EAST PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE WESTERLY 30 FEET THEREOF FOR GUN CLUB MILE ROAD RIGHT-OF-WAY, AND EXCEPT THE NORTHERLY 30 FEET THEREOF FOR POSSIBLE FUTURE EAST 132ND AVENUE RIGHT-OF-WAY; COUNTY OF ADAMS, STATE OF COLORADO.

SCHEDULE B, PART II EXCEPTIONS:

(PER ABOVE REFERENCED TITLE COMMITMENT)

ITEMS 1 AND 2 - NOT SURVEY RELATED

3. 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. AS SHOWN HEREON, IF ANY.

ITEMS 4 THROUGH 8 - NOT SURVEY RELATED

9. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 12, 1894 IN BOOK A67 AT PAGE 73. RIGHTS ARE NOT PLOTTABLE.

10. RIGHT OF WAY GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 27, 1975, IN BOOK 2014 AT PAGE 73. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

11. EASEMENT GRANTED TO KOCH HYDROCARBON COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 29, 1983, IN BOOK 2795 AT PAGE 583. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MINERAL DEED RECORDED MARCH 13, 1986 IN BOOK 3119 AT PAGE 957. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

13. MINERALS AS DEFINED AND DESCRIBED IN MINERAL DEED RECORDED MARCH 13, 1986 IN BOOK 3119 AT PAGE 957. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

14. MINERALS AS DEFINED AND DESCRIBED IN DEED RECORDED NOVEMBER 1, 1994 IN BOOK 4416 AT PAGE 267. DOES NOT AFFECT THE SURVEYED PROPERTY.

15. MINERALS AS DEFINED AND DESCRIBED IN DEED RECORDED DECEMBER 22, 1994 UNDER RECEPTION NO. C0040938. DOES NOT AFFECT THE SURVEYED PROPERTY.

16. RIGHT OF WAY GRANTED TO UNITED POWER, INC., FOR ELECTRIC FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 03, 1991, IN BOOK 3842 AT PAGE 88. DOES NOT AFFECT THE SURVEYED PROPERTY.

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572. AS SHOWN HEREON.

ITEMS 18 THROUGH 20 - NOT SURVEY RELATED

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 2014-355 RECORDED DECEMBER 19, 2014 UNDER RECEPTION NO. 2014000089365. DOES NOT AFFECT SURVEYED PROPERTY.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY GRANT RECORDED JANUARY 06, 2016 UNDER RECEPTION NO. 2016000001319. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

GENERAL SURVEY NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 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.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. AND BEARS SOUTH 00° 28' 58" EAST AND IS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE (C.R.S. 38-52-105 & 106) AS SHOWN HEREON.
- DISTANCES AS SHOWN HEREON ARE IN U.S. SURVEY FEET, GROUND. THE COMBINED FACTOR USED TO OBTAIN GROUND DISTANCES IS 1.00027313.
- ADDRESS OF SUBJECT PROPERTY IS NOT APPLICABLE BASED ON ABOVE REFERENCED TITLE COMMITMENT.
- PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 08001C0365H WITH AN EFFECTIVE DATE OF MARCH 6, 2007, FOR ADAMS COUNTY, COLORADO, SUBJECT PROPERTY IS LOCATED WITHIN "OTHER AREA ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT PROPERTY HAS A GROSS LAND AREA OF 2,037,123 SQUARE FEET OR 46.766 ACRES, MORE OR LESS.
- NO PARTY WALLS WERE OBSERVED ON SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- VISIBLE ABOVE GROUND UTILITIES HAVE BEEN FIELD LOCATED AS SHOWN. UNDERGROUND UTILITIES SHOWN HEREON ARE REPRESENTED BASED ON FIELD MARKINGS ESTABLISHED BY A PRIVATE UTILITY LOCATE PERFORMED BY UNDERGROUND CONSULTING SOLUTIONS (UCS). THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED AS A PART OF THIS SURVEY. PRIOR TO EXCAVATION OR DIGGING, CONTACT COLORADO 811 AT 811 OR 800-922-1987.
- NAMES AND PARCEL IDENTIFICATION NUMBERS OF ADJOINING OWNERS ARE SHOWN ON SURVEY.
- IMPROVEMENTS AS NOTED ARE BASED ON RECTIFIED ORTHOPHOTOGRAPHY FROM THE NATIONAL AGRICULTURE IMAGERY PROGRAM (NAIP), ADAMS COUNTY, COLORADO, COLLECTED IN 2019, WITH A RESOLUTION OF 0.6 METERS.
- PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 27, 2023. ALL VISIBLE IMPROVEMENTS WERE LOCATED, HOWEVER, DUE TO SNOW COVER SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE.

SURVEY OBSERVATIONS:

FOR THE BENEFIT OF THE PARTY REQUESTING THIS SURVEY (UNITED POWER, INC.), THE SURVEYOR NOTES THE FOLLOWING MATTER WHICH MAY AFFECT THE STATUS OF TITLE TO THE SUBJECT PROPERTY:

- ① \*\*THERE EXISTS UTILITY LINES AND APPURTENANCES WITHIN THE SURVEYED PROPERTY THAT DO NOT APPEAR TO LIE WITHIN AN EASEMENT, AS SHOWN HEREON, AND THUS CREATES AN AREA OF CONCERN.\*\*

SURVEYOR'S CERTIFICATE

TO UNITED POWER, INC., A COLORADO COOPERATIVE ASSOCIATION, LAND TITLE GUARANTEE COMPANY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(B), 13, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 27, 2023.

DATE OF PLAT OR MAP: MAY 5, 2023

H. LAWRENCE SINCO

COLORADO LICENSE NUMBER 38229



Austin - Billings - Bismarck - Boise - Cedar Rapids - Denver  
Detroit Lakes - Fargo - Sacramento - Sioux Falls - St. Paul - Williston  
5575 DTC Parkway, Suite 200  
Greenwood Village, Colorado 80111  
Phone: 720.873.5700 Fax: 888.858.3440  
Web: www.ulteig.com

ALTA/NSPS LAND TITLE SURVEY  
A PORTION OF THE SOUTHWEST QUARTER,  
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



UNITED POWER, INC.  
500 COOPERATIVE WAY  
BRIGHTON, CO 80603

Project Number: 22.22407  
Date: 05/05/2023  
Drawn By: NES  
Reviewed By: JPE  
Approved By: HLS  
Sheets: 1 of 2



COPY

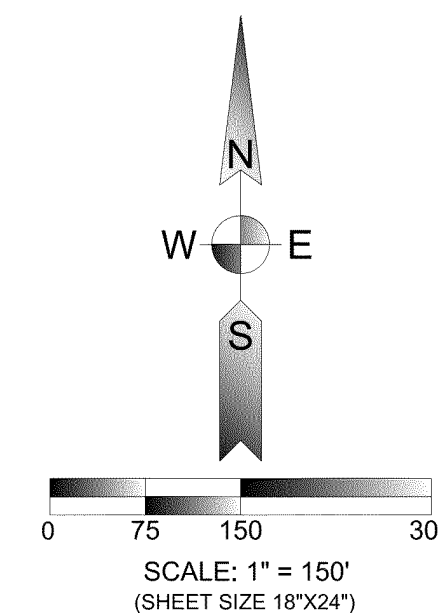
# ALTA/NSPS LAND TITLE SURVEY

UNITED POWER, INC.

A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 30, TOWNSHIP 1  
SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF  
COLORADO

## LEGEND OF SYMBOLS:

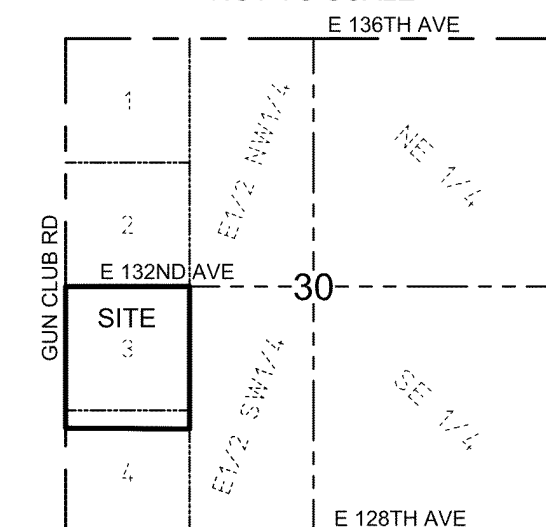
- FOUND SECTION CORNER MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET 5/8" REBAR WITH 1-3/8" ORANGE PLASTIC CAP MARKED "PLS 38229"
- ⊕ GAS MARKER
- ⊙ POWER POLE
- TELEPHONE PEDESTAL



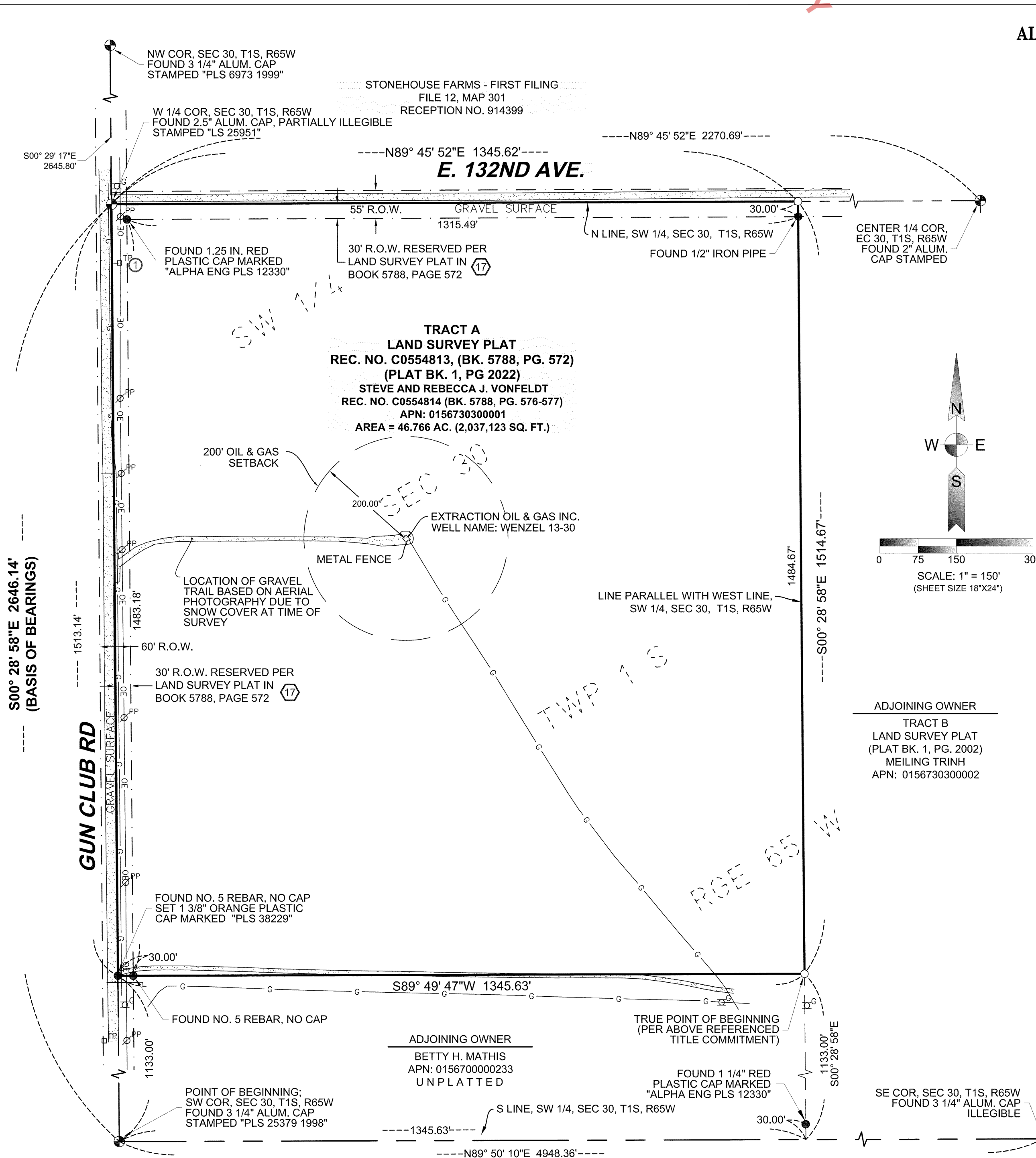
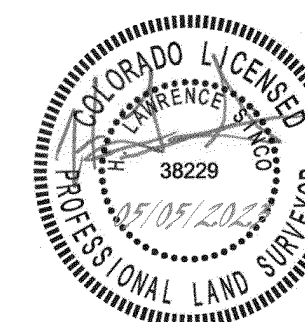
- GRAVEL SURFACE
- OE OE OVERHEAD ELECTRIC
- G G GAS PIPELINE
- UT UT UNDERGROUND TELEPHONE LINE
- ○ CHAIN LINK FENCE
- SECTION LINE
- QUARTER LINE
- RIGHT-OF-WAY (R.O.W.) LINE

ADJOINING OWNER  
TRACT B  
LAND SURVEY PLAT  
(PLAT BK. 1, PG. 2002)  
MEILING TRINH  
APN: 0156730300002

## VICINITY MAP NOT TO SCALE



SECTION 30  
TOWNSHIP 1 S., RANGE 65 W., 6TH P.M.



Austin - Billings - Bismarck - Boise - Cedar Rapids - Denver  
Detroit Lakes - Fargo - Sacramento - Sioux Falls - St. Paul - Williston  
5575 DTC Parkway, Suite 200  
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Phone: 720.873.5700 Fax: 888.858.3440  
Web: www.ulteig.com

## ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER,  
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



UNITED POWER, INC.  
500 COOPERATIVE WAY  
BRIGHTON, CO 80603

Project Number: 22.22407  
Date: 05/05/2023  
Drawn By: NES  
Reviewed By: JPE  
Approved By: HLS  
Sheets: 2 of 2

# Statement of Taxes

*(Remainder of page intentionally left blank)*



# Statement Of Taxes Due

Account Number R0117662

Assessed To

Parcel 0156730300001

UNITED POWER INC  
PO BOX 929  
BRIGHTON, CO 80601-0929

**Legal Description**

**Situs Address**

SECT.TWN,RNG:30-1-65 TRACT A DESC AS THE PT OF THE SW4 OF SCT 30 BEG AT THE SW COR OF SD SECT 30 TH S 89D 0  
56M 06S E A DIST OF 1345/63 FT TH N 00D 14M 52S W A DIST OF 1133/00 FT TO THE TRUE POB TH CONT N 00D 14M 52S W A  
DIST OF 1514/67 FT TO THE NLY LN OF SD SW4 OF SECT 30 TH N 90D 00M 00S W A DIST O... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$191.20	\$0.00	\$0.00	(\$191.20)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 10/24/2025</b>					<b>\$0.00</b>

Tax Billed at 2024 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$6.67	AG DRY FARMING LAND	\$6,910	\$1,820
FIRE DISTRICT 6 - GREATER B	16.7930000	\$30.57			
GENERAL	22.8200000	\$41.53	Total	\$6,910	\$1,820
RETIREMENT	0.3140000	\$0.57			
ROAD/BRIDGE	1.3000000	\$2.37			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.47			
SD 27 BOND (Brighton)	20.9840000	\$38.19			
SD 27 GENERAL (Brighton)	35.6600000	\$64.91			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.64			
SOCIAL SERVICES	2.2530000	\$4.10			
Taxes Billed 2024	105.0480000	\$191.20			

Tax amounts are subject to change due to endorsement, advertising, or fees.  
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer &Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160