



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: Krebs Minor Subdivision

Case Number: PLT2026-00002

January 22, 2026

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create two lots on 0.4 acres within the Residential-1-C zone district.** This request is located at 3361 W 55TH AVE. The Assessor's Parcel Number is 0182517203005.

Applicant Information:

JAY EARL KREBS  
3361 WEST 55TH AVENUE

Please forward any written comments on this application **by February 17th, 2026** 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 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 [SRohren@adamscountyco.gov](mailto:SRohren@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.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

*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.

Stephanie Rohren  
Planner II

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



**ADAMS COUNTY**  
COLORADO

# FINAL PLAT (MINOR SUBDIVISION)

**Community & Economic Development Department  
Planning & Development**

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: [adcogov.org](http://adcogov.org)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

## Required Checklist Items

Development Application Form

Written Explanation

Final Plat

Legal Description

Conceptual Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Proof of Utilities

Certificate of Taxes Paid

Receipt of Payment to Colorado Geological Survey

Subdivision Engineering Review Application. If already filed, please identify the case number here:

## Discretionary Checklist Items

Neighborhood Meeting Summary

School Impact Analysis

| <b>Fees Due When Application is Deemed Complete</b> |           |
|---|-----------|
| Minor Subdivision (final plat)                      | • \$1,600 |

# Guide to Development Application Submittal

All applications 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 MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

## Required Checklist Items

### **Written Explanation of the Project:**

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

### **Final Plat Prepared by Registered Land Surveyor:**

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

### **Legal Description:**

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

### **Conceptual Site Plan Showing Proposed Development:**

- A detailed drawing of existing and proposed improvements
- Including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

### **Proof of Ownership:**

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

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

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- 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

### **Proof of Utilities (Gas, Electric, etc.):**

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

### **Certificate of Taxes Paid:**

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing [treasurer@adcogov.org](mailto:treasurer@adcogov.org), and credit card payment can be processed by telephone.

**Receipt of Payment from Colorado Geological Survey:**

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

**Subdivision Engineering Review Application:**

- Contact the [cedd-eng@adcogov.org](mailto:cedd-eng@adcogov.org) to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.

**Discretionary Checklist Items****Neighborhood Meeting Summary:**

- This shall include a summary of the meeting and an explanation of any issues identified. In addition, any names and contact information for participants who would like to receive notice of public hearings concerning any application.
- If a neighborhood meeting was not required, please provide a copy of an e-mail from the Community & Economic Development Department staff exempting you from this requirement.

**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

Community & Economic  
Development Department  
[www.adcogov.org](http://www.adcogov.org)



4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

**PROJECT NAME:**

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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## DESCRIPTION OF SITE

|                              |                      |
|------------------------------|----------------------|
| Address:                     | <input type="text"/> |
| City, State, Zip:            | <input type="text"/> |
| Area (acres or square feet): | <input type="text"/> |
| Tax Assessor Parcel Number   | <input type="text"/> |
| Existing Zoning:             | <input type="text"/> |
| Existing Land Use:           | <input type="text"/> |
| Proposed Land Use:           | <input type="text"/> |

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



## Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
  - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
  - b. Legal Description
  - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
  - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
  - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *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 Easement 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.*
  - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
  - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
- ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".

5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.

**6. Access Provisions:**

- a. Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

**7. Easement Statement:**

- a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

**8. Storm Drainage Facilities Statement:**

- a. The policy of the County requires that maintenance access shall 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 the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.



## 9. Layout:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
  - i. Within the proposed subdivision, and
  - ii. Immediately abutting the proposed subdivision, and
  - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
- h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
- i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
- j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.

10. **Easements:** Book and page and/or reception number for all existing and newly created easements.

11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatte, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.

15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.

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FAX 720.523.6998

**16. Operation and Maintenance Manual reference:** Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.

**17. All other information required by State law.**

September 2<sup>nd</sup>, 2025

To Whom It May Concern:

I, Jay Earl Krebs and my wife, Cynthia L. Krebs do hereby authorize all processes involved in dividing our land known as "Lincoln Plot 20, minus the north 195 feet," and otherwise known as 3361 and 3365 West 55<sup>th</sup> Avenue, located in unincorporated Adams County near Denver in Colorado. My wife and I reside in the home known as 3361 West 55<sup>th</sup> Avenue.

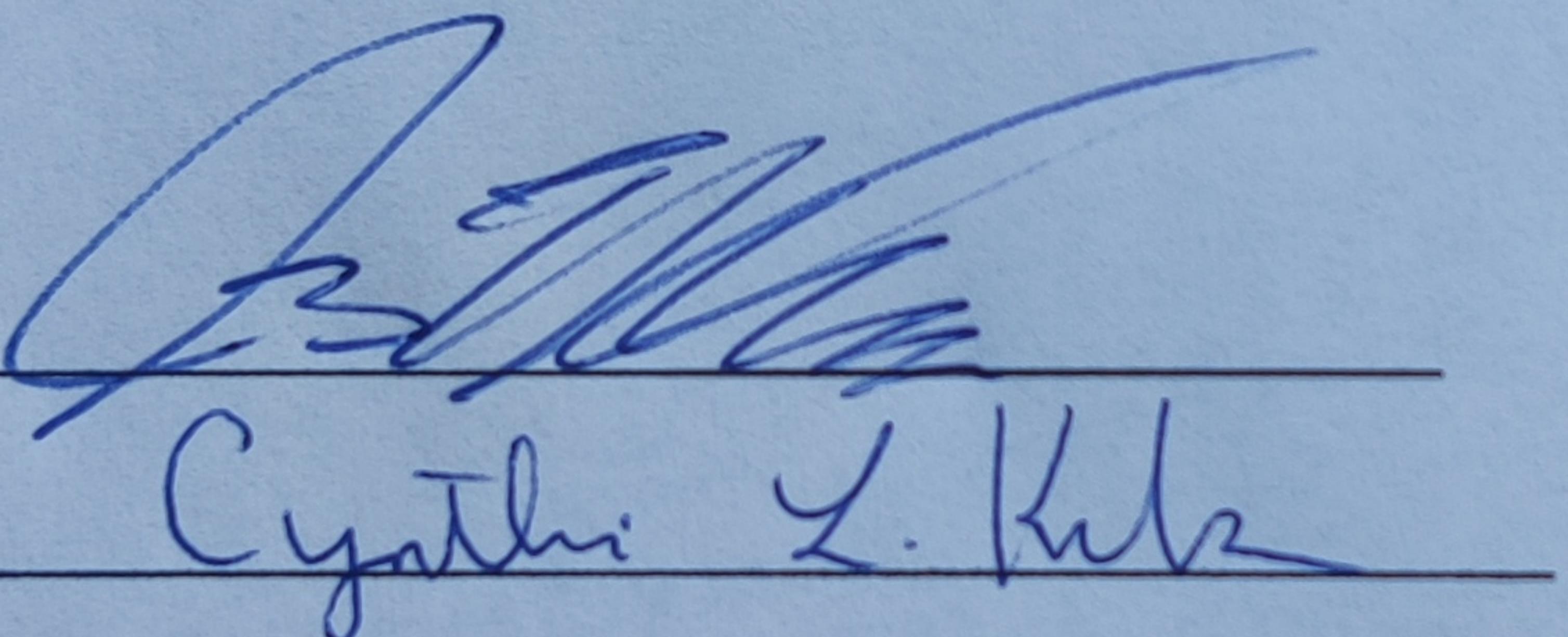
The home known as 3365 West 55<sup>th</sup> Avenue has been rented to my daughter, Bethany and her husband Camden Farmer since 2008. My daughter and granddaughter have suffered several serious illnesses that we believe are related to the amount of mold that is in that house at 3365 West 55<sup>th</sup> Avenue.

We would like to relinquish ownership of 3365 West 55<sup>th</sup> Avenue and the land that it occupies. Camden and Bethany Farmer would like to secure a loan using their ownership of that land to demolish the current house and build a new one free of mold. Your help in this process is greatly appreciated.

Sincerely,

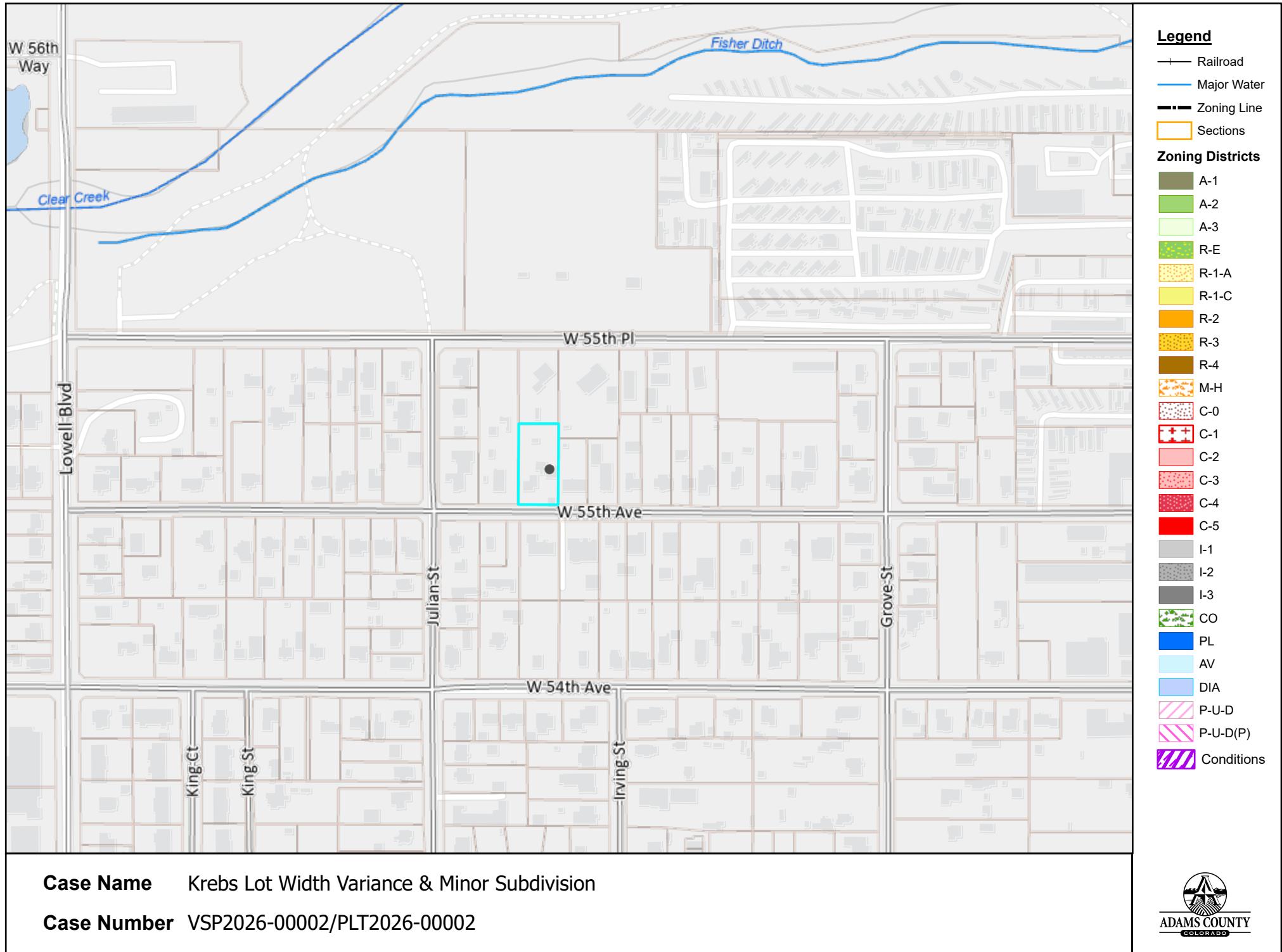
Jay Earl Krebs,

Cynthia L. Krebs,

Handwritten signatures of Jay Earl Krebs and Cynthia L. Krebs in blue ink. The signature for Jay Earl Krebs is a stylized 'J' and 'E' followed by 'Krebs'. The signature for Cynthia L. Krebs is 'Cynthia' followed by 'L. Krebs'.

Please feel free to contact me with any questions: [jayearlkrebs@gmail.com](mailto:jayearlkrebs@gmail.com).

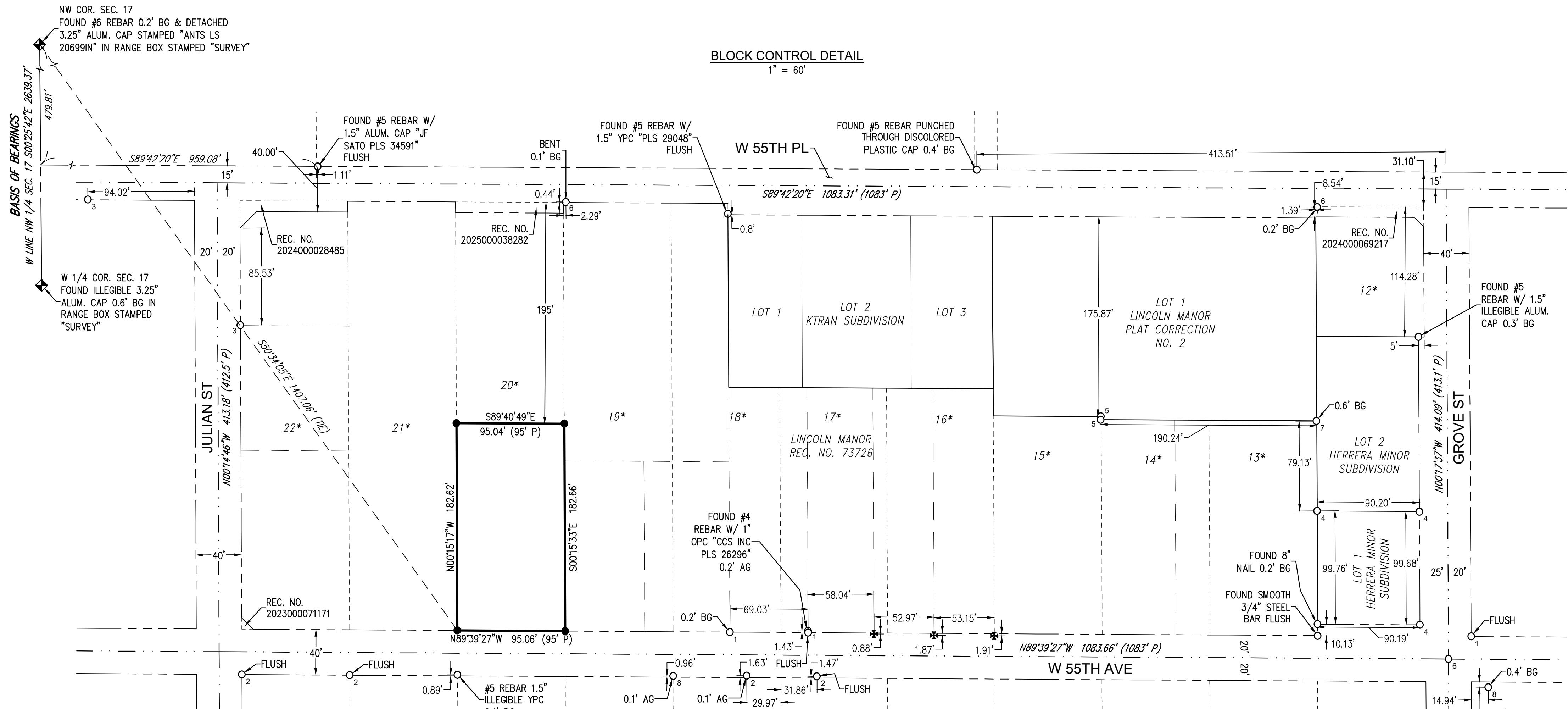
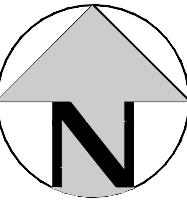
Jay Earl Krebs' cell phone: 303-910-1900.





# IMPROVEMENT SURVEY PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



## PROPERTY DESCRIPTION:

LOT 20, EXCEPT THE NORTH 195 FEET THEREOF,  
LINCOLN MANOR,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

## NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER K70888186 HAVING AN EFFECTIVE DATE OF 12/08/2025 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°25'42" EAST. SAID LINE BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 17 BY A #6 REBAR FOUND 0.2' BELOW GRADE WITH A DETACHED 3.25" ALUM. CAP STAMPED "ANTS LS 20699IN" IN A RANGE BOX STAMPED "SURVEY", AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 17 BY AN ILLEGIBLE 3.25" ALUM. CAP 0.6' BELOW GRADE IN A RANGE BOX STAMPED "SURVEY".
4. BENCHMARK: THE SITE VERTICAL BENCHMARK IS CITY AND COUNTY OF DENVER POINT 157C, BEING A 2" BRASS CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST 52ND AVENUE AND FEDERAL BOULEVARD, LOCATED IN THE CURB AT THE SOUTH POINT OF CURVATURE, PUBLISHED ELEVATION (NAVD 88) = 5360.10'. SAID BENCHMARK WAS OBSERVED UTILIZING TRIMBLE GPS AND TRIMBLE VRS NETWORK.
5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION ONLY. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMprise ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED, AND HARRIS KOCHER SMITH FURTHER DISCLAIMS ANY AND ALL LIABILITY RELATED TO INFORMATION FROM UTILITY MAPS AND MARKINGS THAT MAY BE SHOWN ON THIS SURVEY. UTILITIES DEPICTED HEREON DO NOT COMPLY WITH ASCE 38-02 UNDERGROUND UTILITY LOCATE STANDARDS. THE CLIENT AND CONTRACTOR BEAR ALL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF SENATE BILL 18-167.
7. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE COMMITMENT FOR TITLE INSURANCE AS REFERENCED IN NOTE 1

## LEGEND

- SET #5x18" REBAR W/ 1.25"  
BLUE PLASTIC CAP OR MAG NAIL  
W/ 1" BRASS TAG "PLS 38162" Ø UTILITY POLE
- FOUND MONUMENT AS DESCRIBED CO CLEANOUT
- <sup>1</sup> FOUND #5 REBAR W/ 1.5"  
YELLOW PLASTIC CAP  
"RW BAYER LS 6973" OU OVERHEAD UTILITY LINE
- <sup>2</sup> FOUND #5 REBAR W/ 1.5"  
ORANGE PLASTIC CAP  
"ALTITUDE LAND CO LS 37969" WOOD FENCE
- <sup>3</sup> FOUND MAG NAIL (NO TAG) WIRE FENCE
- <sup>4</sup> FOUND #5 REBAR W/ 1.5"  
ALUMINUM CAP  
"FLATIRONS SURV PLS 16406" MAJOR CONTOUR
- <sup>5</sup> FOUND #4 REBAR W/ 1"  
ORANGE PLASTIC CAP  
"CHS PLS 28669" MINOR CONTOUR
- <sup>6</sup> FOUND BARE #3 REBAR AG ABOVE GRADE
- <sup>7</sup> FOUND BARE #4 REBAR BG BELOW GRADE
- <sup>8</sup> FOUND BARE #5 REBAR OPC ORANGE PLASTIC CAP
- <sup>9</sup> FOUND BARE #4 REBAR YPC YELLOW PLASTIC CAP
- <sup>10</sup> FOUND BARE #5 REBAR (XX.XX' P) DIMENSION PER LINCOLN MANOR REC. NO. 73726
- <sup>11</sup> ELECTRIC METER \* PLOT NUMBER PER LINCOLN MANOR
- <sup>12</sup> WATER METER — LINCOLN MANOR PLOT LINE
- <sup>13</sup> LIGHT POLE — OWNERSHIP LINE

## **SURVEYOR'S CERTIFICATE:**

I, AARON MURPHY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE IMPROVEMENT SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT WAS PREPARED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND THAT THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

AARON MURPHY, PLS 38162  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH  
1290 BROADWAY, SUITE 800

## INDEXING STATEMENT:

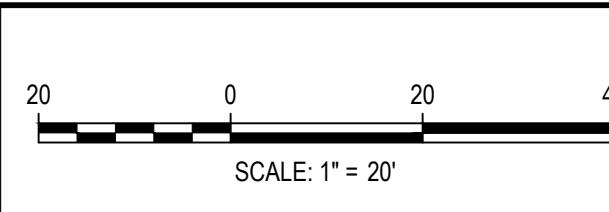
INDEXING STATEMENT:  
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK  
\_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND/RIGHT OF WAY SURVEYS AT PAGE(S) \_\_\_\_\_

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COUNTY SURVEYOR / DEPUTY COUNTY SURVEYOR



**Know what's below.  
Call before you dig.**

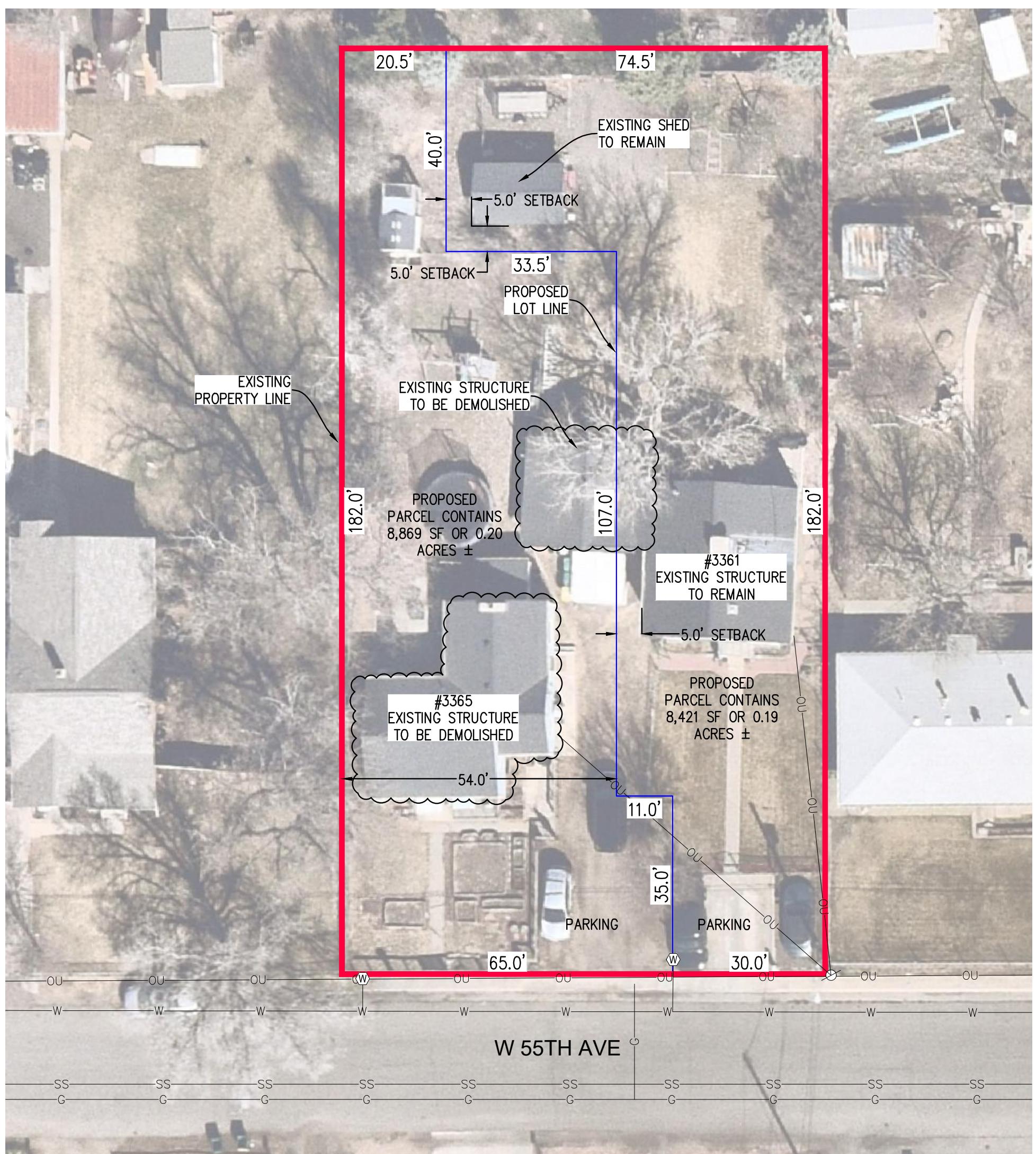


# 3361 & 3365 WEST 55TH AVENUE ADAMS COUNTY, CO

PROJECT #: 2510063  
SHEET NUMBER  
  
**1**  
  
1 OF 1

KREBS MINOR SUBDIVISION  
LEGAL DESCRIPTION

LOT 20, EXCEPT THE NORTH 195 FEET THEREOF,  
LINCOLN MANOR,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

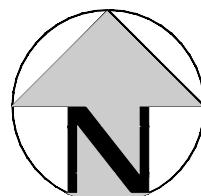


ADDRESS: 3361 & 3365 W 55TH AVE  
 PARCEL NUMBER: 0182517203005  
 ZONING: RESIDENTIAL-1-C  
 OWNER: KREBS JAY E AND KREBS CYNTHIA L

LEGAL DESCRIPTION:  
 PLOT 20, EXCEPT THE NORTH 195 FEET THEREOF,  
 LINCOLN MANOR,  
 COUNTY OF ADAMS,  
 STATE OF COLORADO

#### LEGEND

- Ⓐ APPROX. LOCATION OF UTILITY POLE
- Ⓜ APPROX. LOCATION OF WATER METER
- OU APPROX. OVERHEAD UTILITY LINE
- W APPROX. WATER LINE
- SS APPROX. SANITARY SEWER LINE
- G APPROX. GAS LINE



**NOTE:**  
 THIS SKETCH PLAN DOES NOT REPRESENT AN IMPROVEMENT SURVEY.  
 IT IS INTENDED ONLY FOR PRELIMINARY PLANNING PURPOSES.

20 0 20 40  
 SCALE: 1" = 20'



## Customer Distribution



**Prevent fraud** - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **K70888186**

Date: **12/12/2025**

Property Address: **3361 AND 3365 WEST 55TH AVENUE, DENVER, CO 80221**

---

### For Closing Assistance

#### Buyer/Borrower

A BUYER TO BE DETERMINED

Delivered via: No Commitment Delivery

#### Seller/Owner

JAY EARL KREBS - INDIVIDUAL

Attention: JAY EARL KREBS AND CYNTHIA L.  
KREBS

Delivered via: Electronic Mail

### For Title Assistance

Land Title Residential Title Team  
5975 GREENWOOD PLAZA  
BLVD  
GREENWOOD VILLAGE, CO  
80111  
(303) 850-4141 (Work)  
(303) 393-4823 (Work Fax)  
[response@ltgc.com](mailto:response@ltgc.com)  
Company License: CO44565

---

#### Seller/Owner

CYNTHIA L. KREBS

Delivered via: No Commitment Delivery



## Estimate of Title Fees

**Order Number:** K70888186

**Date:** 12/12/2025

**Property Address:** 3361 AND 3365 WEST 55TH AVENUE, DENVER, CO 80221

**Seller(s):** JAY E. KREBS AND CYNTHIA L. KREBS

**Buyer(s):** A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit [ltgc.com](http://ltgc.com) to learn more about Land Title.

| Estimate of Title Insurance Fees |                 |
|----------------------------------|-----------------|
| "TBD" Commitment                 | \$436.00        |
| <b>TOTAL</b>                     | <b>\$436.00</b> |

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

### Chain of Title Documents:

- [Adams county recorded 03/04/1991 at book 3755 page 154](#)
- [Adams county recorded 05/02/1989 at book 3559 page 725](#)
- [Adams county recorded 04/19/1971 at book 1686 page 49](#)
- [Adams county recorded 12/02/1969 at book 1562 page 185](#)
- [Adams county recorded 02/01/1949 at book 369 page 122](#)
- [Adams county recorded 05/14/1940 at book 263 page 36](#)

### Plat Map(s):

- [Adams county recorded 06/14/1921 at book 1 page 72](#)

ALTA COMMITMENT  
Land Title Insurance Corporation  
Schedule A

Order Number: K70888186

**Property Address:**

3361 AND 3365 WEST 55TH AVENUE, DENVER, CO 80221

**1. Effective Date:**

12/08/2025 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

|                          |        |
|--------------------------|--------|
| "TBD" Commitment         | \$0.00 |
| Proposed Insured:        |        |
| A BUYER TO BE DETERMINED |        |

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

JAY E. KREBS AND CYNTHIA L. KREBS

**5. The Land referred to in this Commitment is described as follows:**

PLOT 20, EXCEPT THE NORTH 195 FEET THEREOF, LINCOLN MANOR, COUNTY OF ADAMS, STATE OF COLORADO.

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**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** K70888186

**All of the following Requirements must be met:**

**This 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.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**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.**

1. RELEASE OF DEED OF TRUST DATED AUGUST 10, 2009 FROM JAY E. KREBS AND CYNTHIA L. KREBS TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF U.S. BANK NATIONAL ASSOCIATION ND TO SECURE THE SUM OF \$20,570.00 RECORDED SEPTEMBER 15, 2009, UNDER RECEPTION NO. **2009000068868**.

**NOTE: NO INDEMNITY IS AVAILABLE. THE ABOVE DEED OF TRUST APPEARS TO BE A LINE OF CREDIT. IF THE LOAN HAS BEEN PAID IN FULL AND A RELEASE CANNOT BE OBTAINED BEFORE CLOSING, THE COMPANY WILL ACCEPT A ZERO BALANCE PAYOFF LETTER FROM THE LENDER. THE LETTER MUST STATE THAT THE LOAN HAS BEEN PAID IN FULL AND THE ACCOUNT IS CLOSED. IT MUST ALSO CONTAIN AN ACCOUNT NUMBER THAT MATCHES THE ACCOUNT NUMBER ON THE RECORDED DEED OF TRUST, OR THE RECEPTION NUMBER OF THAT DEED OF TRUST.**

2. RELEASE OF DEED OF TRUST DATED JANUARY 31, 2012 FROM JAY E. KREBS AND CYNTHIA L. KREBS TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF U.S. BANK NATIONAL ASSOCIATION ND TO SECURE THE SUM OF \$46,239.00 RECORDED FEBRUARY 16, 2012, UNDER RECEPTION NO. **2012000011757**.

**NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.**

3. WARRANTY DEED FROM JAY E. KREBS AND CYNTHIA L. KREBS TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

**NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.**

**NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.**

**ALTA COMMITMENT**  
**Land Title Insurance Corporation**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: K70888186

**This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.**

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
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.
4. 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.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN MANOR RECORDED JUNE 14, 1921 IN PLAT BOOK 1 AT PAGE 72.
9. TERMS, CONDITIONS AND PROVISIONS OF TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-ENTRY RECORDED JANUARY 04, 2024 UNDER RECEPTION NO. 2024000000612.



## Commitment For Title Insurance Issued by Land Title Insurance Corporation

### NOTICE

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

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

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

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Land Title Insurance Corporation, A Colorado 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 Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or not easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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, Commitment terminates and the Company's liability and obligation end.

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

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

#### 4. COMPANY'S RIGHT TO AMEND

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

#### 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

**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. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:

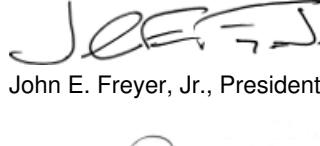
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
(303)321-1880



Craig B. Rants, Senior Vice President

Land Title Insurance Corporation

P.O.Box 5645  
Denver, Colorado 80217  
(303)331-6296

  
John E. Freyer, Jr., President  
Jessi McKinney, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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## Land Title Guarantee Company Disclosure Statements

**Note: Pursuant to CRS 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 will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The 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:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 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 Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 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 material-men 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 un-filed mechanic's and material-men'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 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.

**Note: Pursuant to CRS 10-11-123, notice is hereby given:**

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (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 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:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



## **Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Affiliated Business Arrangement Disclosure Statement

PROPERTY ADDRESS: 3361 AND 3365 WEST 55TH AVENUE, DENVER, CO 80221

TO: The undersigned Buyer and Seller

FROM: Land Title Guarantee Company

This is to give you notice that Land Title Guarantee Company has a business relationship with Land Title Insurance Corporation due to the common ownership of Land Title Guarantee Company and Land Title Insurance Corporation. Because of this arrangement, the referral may provide Land Title Guarantee Company a financial or other benefit.

Set forth below are the estimated charges or range of charges for each of the services You are NOT required to use the listed provider as a condition for your settlement of the purchase and sale of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT 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 THOSE SERVICES

| Provider                         | Type of settlement service provided | Range of charges  |
|----------------------------------|-------------------------------------|---|
| Land Title Insurance Corporation | Owner's policy of title insurance   | Rates are based on the amount of insurance coverage and other factors. Rates range from \$522 to \$2,964. Credits may be available. |
| Land Title Insurance Corporation | Loan policy of title insurance      | Rates are based on the amount of insurance coverage and range from \$350 to \$575.  |

### ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that I/we Land Title Guarantee Company is referring me/us to the above described services. There may be a financial benefit as a result of this referral.

**Seller(s)**

**Buyer(s)**

---

JAY E. KREBS

---

A BUYER TO BE DETERMINED

---

CYNTHIA L. KREBS

**BERKELEY WATER AND SANITATION DISTRICT**  
**4455 WEST 58<sup>th</sup> AVENUE, UNIT A**  
**ARVADA, COLORADO 80002**  
**303-477-1914**  
**Email: berkeleywater@gmail.com**

10/16/2025

**Jay Krebs**  
3361 W 55<sup>th</sup> Ave  
Denver, CO 80221

**Re: 3365 W 55th Ave., Denver, CO 80221**  
**Availability of sanitary sewer services**

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.
2. The District owns an 8" sewer main in W. 55th Ave. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.
3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.
4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.
5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Wastewater's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through October 16, 2026. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,

Debrah Wach

BERKELEY WATER AND SANITATION DISTRICT



BILLING DATE

12/9/2025

ACCOUNT NUMBER

1655810000

CUSTOMER ID

4691910000

DUE DATE

Dec 30, 2025

AMOUNT DUE

\$36.26

**Account Summary**

|                            |           |
|----------------------------|-----------|
| Previous Balance           | 40.56     |
| Payment Received - 12/1/25 | Thank You |
| Current Charges            | 36.26     |

**Automatic Payment Amount****\$36.26**

*Payments must be received and posted to the account by 1/5/26 to avoid a delinquency charge. A 5% delinquency charge (maximum \$250.00) will apply to any unpaid balance on the next billing cycle after the charge is incurred.*

**3361 W 55TH AVE****Water Charges**

RATE: Residential Water (Total Service)

AVERAGE WINTER CONSUMPTION (calculated using Jan-Mar bills): 4,000 Gallons

BILLING PERIOD: 11/11/2025 - 12/9/2025 DAYS: 29

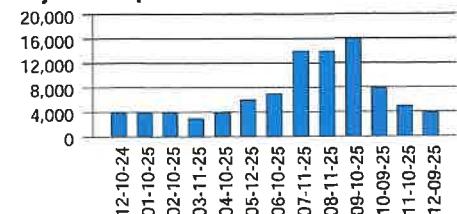
| METER NO. | CURRENT READ - | PREVIOUS READ | x | MULTIPLIER = | CONSUMPTION |
|-----------|----------------|---------------|---|--------------|-------------|
| 313178    | 2,100          | 2,096         | x | 1000         | 4,000 Gal   |

Consumption Charge (4,000 Gallons)

|                 | Tier 1   | Tier 2 | Tier 3  |         |
|-----------------|----------|--------|---------|---------|
| 1,000 Gals      | 0-5*     | 6-20   | Over 20 |         |
| 1,000 Gals used |          | 4      |         |         |
| Price per 1,000 | x \$4.30 | \$7.74 | \$10.32 |         |
| Charge          | \$17.20  |        |         | = 17.20 |

\*Tier 1 minimum allowance is 5,000 gallons.

|                                  |                |
|----------------------------------|----------------|
| Fixed Monthly Charge, 3/4" meter | 19.06          |
| Water Charges                    | <b>\$36.26</b> |

**denverwater.org****Monthly Consumption**

Dec 2024 Dec 2025

|                             |       |       |
|-----------------------------|-------|-------|
| Total gallons used          | 4,000 | 4,000 |
| Days in billing period      | 28    | 29    |
| Average daily use (gallons) | 143   | 138   |

This graph shows your consumption water use for each month. Use only what you need and save water and money.



**Questions About Your Bill?**  
Preguntas Sobre Su Cuenta?

303-893-2444  
Monday - Friday  
7:30 a.m. - 5:30 p.m.



**Visit Us Online**  
[www.denverwater.org/contact](http://www.denverwater.org/contact)



Denver Water, Correspondence  
1600 W. 12th Ave.  
Denver, CO 80204-3412

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.



Beginning with your April bill,  
we will no longer provide  
return envelopes.

**SERVICE ADDRESS**

3361 W 55TH AVE

**ACCOUNT NUMBER**

1655810000

**DUe DATE**

Automatic Pay

**AMOUNT DUE**

\$36.26

Your payment of \$36.26 will be paid  
by "Automatic Payment" on or after  
12/30/2025

4921 1 AV 0.584  
\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 80221 173827 4944 26



JAY KREBS

CINDI KREBS

3361 W 55TH AVE

DENVER CO 80221-6593

004921

To pay your bill online go to  
[myaccount.denverwater.org](http://myaccount.denverwater.org) or mail payment to:

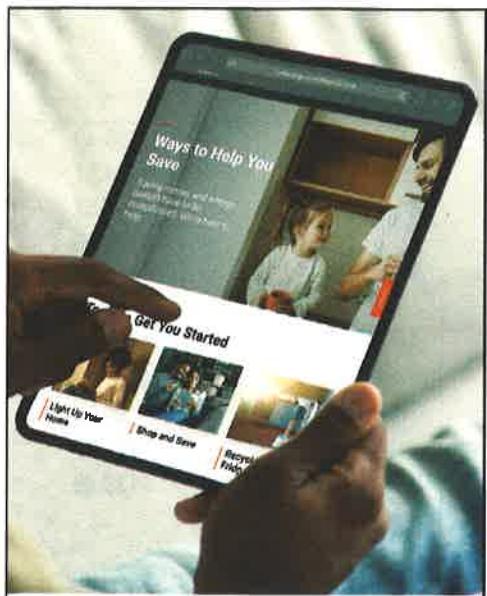
DENVER WATER  
PO BOX 173343  
DENVER, CO 80217-3343

900 1655810000 00000000000036260





| SERVICE ADDRESS   |  | ACCOUNT NUMBER   |                | DUE DATE   |
|---|--|------------------|----------------|------------|
| JAY E KREBS<br>3361 W 55TH AVE<br>DENVER, CO 80221-6593 |  | 53-2737488-1     |                | 12/26/2025 |
|   |  | STATEMENT NUMBER | STATEMENT DATE | AMOUNT DUE |
|   |  | 955736163        | 12/05/2025     | \$133.45   |



## WANT HELP MANAGING YOUR ENERGY BILL?

Let us help. From bill stabilization, to payment assistance, and checking your usage rates, we have solutions that are right just for you.

Find out more at  
[xcelenergy.com/WaysToSave](http://xcelenergy.com/WaysToSave).

SERVICE ADDRESS: 3361 W 55TH AVE DENVER, CO 80221-6593  
NEXT READ DATE: 01/07/26

### ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301958605  
INVOICE NUMBER: 1235230144

#### METER READING INFORMATION

| METER 341795226 |                 | Read Dates: 10/30/25 - 12/02/25 (33 Days) |         |
|-----------------|-----------------|---|---------|
| DESCRIPTION     | CURRENT READING | PREVIOUS READING                          | USAGE   |
| Mid Pk Energy   | 11 Actual       | 0 Actual                                  | 11 kWh  |
| On-Peak Energy  | 34 Actual       | 0 Actual                                  | 34 kWh  |
| Off-Peak Energy | 297 Actual      | 0 Actual                                  | 297 kWh |
| Total Energy    | 343 Actual      | 0 Actual                                  | 343 kWh |

#### ELECTRICITY CHARGES

| DESCRIPTION           | USAGE UNITS | RATE       | CHARGE         |
|-----------------------|-------------|------------|----------------|
| Service & Facility    |             |            | \$7.10         |
| RETOU On-Peak         | 34 kWh      | \$0.131710 | \$4.48         |
| RETOU Mid Pk/Shoulder | 11 kWh      | \$0.104600 | \$1.15         |
| RETOU Off-Peak        | 297 kWh     | \$0.077490 | \$23.01        |
| Trans Cost Adj        | 28.64       | 8.30%      | \$2.38         |
| ECA Q4                | 28.64       | 38.55%     | \$11.04        |
| Demand Side Mgmt      | 28.64       | 10.02%     | \$2.87         |
| PurchCapCostAdj       | 28.64       | 3.62%      | \$1.03         |
| Trans Elec Plan       | 28.64       | 1.29%      | \$0.37         |
| Wildfire Adj          | 28.64       | 1.59%      | \$0.46         |
| Renew. Energy Std Adj |             |            | \$0.51         |
| Colo Energy Plan Adj  |             |            | \$0.51         |
| Clean Energy Plan Rev |             |            | \$0.66         |
| Energy Assistance Chg |             |            | \$0.83         |
| <b>Total</b>          |             |            | <b>\$56.40</b> |



## TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



ENERGY  
OUTREACH  
COLORADO

1. Visit the Energy Outreach Colorado website at [www.energyoutreach.org](http://www.energyoutreach.org) to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

#### MONTHLY DONATION:

\$20  \$10  \$5  Other \_\_\_\_\_

3. Make a one-time, tax-deductible contribution of \$\_\_\_\_\_

Enclose this form with your Xcel Energy payment. Or, mail to:  
**ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008**  
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.



| SERVICE ADDRESS   | ACCOUNT NUMBER   | DUUE DATE      |          |
|---|------------------|----------------|----------|
| JAY E KREBS<br>3361 W 55TH AVE<br>DENVER, CO 80221-6593 | 53-2737488-1     | 12/26/2025     |          |
|   | STATEMENT NUMBER | STATEMENT DATE |          |
|   | 955736163        | 12/05/2025     |          |
|   |                  |                | \$133.45 |

SERVICE ADDRESS: 3361 W 55TH AVE DENVER, CO 80221-6593  
NEXT READ DATE: 01/07/26

#### NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301958605  
INVOICE NUMBER: 0574155231

#### METER READING INFORMATION

| METER READING INFORMATION                 |                 |                  |        |
|---|-----------------|------------------|--------|
| Read Dates: 11/03/25 - 12/03/25 (30 Days) |                 |                  |        |
| DESCRIPTION                               | CURRENT READING | PREVIOUS READING | USAGE  |
| Total Energy                              | 1266 Actual     | 1188 Actual      | 78 ccf |

#### NATURAL GAS ADJUSTMENTS

| DESCRIPTION      | VALUE UNITS | CONVERSION | VALUE UNITS |
|------------------|-------------|------------|-------------|
| Therm Multiplier | 78 ccf      | x 0.906059 | 71 therms   |

#### NATURAL GAS CHARGES

| DESCRIPTION           | USAGE UNITS | RATE       | CHARGE         |
|-----------------------|-------------|------------|----------------|
| Service & Facility    |             |            | \$11.00        |
| Usage Charge          | 71 therms   | \$0.317170 | \$22.52        |
| Interstate Pipeline   | 71 therms   | \$0.057700 | \$4.10         |
| Natural Gas Q4        | 71 therms   | \$0.382000 | \$27.12        |
| Demand Side Mgmt      |             |            | \$3.77         |
| GRSA                  |             |            | \$5.17         |
| Energy Assistance Chg |             |            | \$0.83         |
| <b>Total</b>          |             |            | <b>\$74.51</b> |

#### OTHER RECURRING CHARGES DETAILS

INVOICE NUMBER: 1235230138  
ADDRESS: 3361 W 55TH AVE  
DENVER, CO 80221-6593

| DESCRIPTION           | USAGE UNITS | UNIT CHARGE | QTY | CHARGE        |
|-----------------------|-------------|-------------|-----|---------------|
| Install Number 108236 |             |             |     |               |
| 10/30/25 to 12/01/25  |             |             |     |               |
| UNINCORPORATED STREET |             |             |     |               |
| LIGHTING              |             |             |     |               |
| Street Lights         | 7 kWh       | \$2.16      | 1   | \$2.16        |
| Trans Cost Adj        |             |             |     | \$0.02        |
| ECA Q4                |             |             |     | \$0.26        |
| Demand Side Mgmt      |             |             |     | \$0.02        |
| Purch Cap Cost Adj    |             |             |     | \$0.01        |
| Wildfire Adj          |             |             |     | \$0.01        |
| Renew. Energy Std Adj |             |             |     | \$0.02        |
| Colo Energy Plan Adj  |             |             |     | \$0.02        |
| Clean Energy Plan Rev |             |             |     | \$0.02        |
| <b>Total</b>          |             |             |     | <b>\$2.54</b> |



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account  | Parcel Number | Receipt Date | Receipt Number              |
|----------|---------------|--------------|-----------------------------|
| R0104869 | 0182517203005 | Feb 26, 2025 | 2025-02-26-NetVantage-11010 |

KREBS JAY E AND  
3361 W 55TH AVE  
DENVER, CO 80221-6593

| Situs Address                                | Payor      |            |                |              |            |
|--|------------|------------|----------------|--------------|------------|
| 3365 W 55TH AVE                              |            |            |                |              |            |
| <b>Legal Description</b>                     |            |            |                |              |            |
| SUB:LINCOLN MANOR DESC: PLOT 20 EXC N 195 FT |            |            |                |              |            |
| Property Code                                | Actual     | Assessed   | Year           | Area         | Mill Levy  |
| RES IMPRV LAND - 1112                        | 118,000    | 7,230      | 2024           | 480          | 116.645    |
| SINGLE FAMILY RES - 1212                     | 524,000    | 32,100     | 2024           | 480          | 116.645    |
| <b>Payments Received</b>                     |            |            |                |              |            |
| Check  |            |            |                |              | \$2,293.83 |
| Check Number 00060042                        |            |            |                |              |            |
| <b>Payments Applied</b>                      |            |            |                |              |            |
| Year   | Charges    | Billed     | Prior Payments | New Payments | Balance    |
| 2024   | Tax Charge | \$4,587.66 | \$0.00         | \$2,293.83   | \$2,293.83 |
|  |            |            |                | \$2,293.83   | \$2,293.83 |
| <b>Balance Due as of Feb 26, 2025</b>        |            |            |                |              | \$2,293.83 |

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account  | Parcel Number | Receipt Date | Effective Date | Receipt Number              |
|----------|---------------|--------------|----------------|-----------------------------|
| R0104869 | 0182517203005 | Jun 23, 2025 | Jun 16, 2025   | 2025-06-23-NetVantage-31550 |

KREBS JAY E AND  
3361 W 55TH AVE  
DENVER, CO 80221-6593

| Situs Address                                | Payor      |            |                                |              |           |
|--|------------|------------|--------------------------------|--------------|-----------|
| 3365 W 55TH AVE                              |            |            |                                |              |           |
| Legal Description                            |            |            |                                |              |           |
| SUB:LINCOLN MANOR DESC: PLOT 20 EXC N 195 FT |            |            |                                |              |           |
| Property Code                                | Actual     | Assessed   | Year                           | Area         | Mill Levy |
| RES IMPRV LAND - 1112                        | 118,000    | 7,230      | 2024                           | 480          | 116.645   |
| SINGLE FAMILY RES - 1212                     | 524,000    | 32,100     | 2024                           | 480          | 116.645   |
| Payments Received                            |            |            |                                |              |           |
| Check  |            |            |                                | \$2,293.83   |           |
| Check Number 00040024                        |            |            |                                |              |           |
| Payments Applied                             |            |            |                                |              |           |
| Year   | Charges    | Billed     | Prior Payments                 | New Payments | Balance   |
| 2024   | Tax Charge | \$4,587.66 | \$2,293.83                     | \$2,293.83   | \$0.00    |
|  |            |            |                                | \$2,293.83   | \$0.00    |
|  |            |            | Balance Due as of Jun 16, 2025 |              | \$0.00    |

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)

## Aaron Murphy

---

**From:** Jay Earl Krebs <jayearlkrebs@gmail.com>  
**Sent:** Monday, January 5, 2026 10:33 AM  
**To:** Aaron Murphy  
**Subject:** Fwd: Thank you for your payment

**Caution: External email**

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

From: <[CGS\\_LUR@mines.edu](mailto:CGS_LUR@mines.edu)>  
Date: Mon, Jan 5, 2026 at 10:32 AM  
Subject: Thank you for your payment  
To: <[jayearlkrebs@gmail.com](mailto:jayearlkrebs@gmail.com)>

Receipt Number: 972917  
Colorado Geological Survey  
Date: 01/05/2026

| Description   | Amount   |
|---|----------|
| Land Use Review - Prepayment (Online)<br>Must select project size to calculate a<br>price: Very Small Residential Subdivision -<br>Project Name: Krebs Subdivision<br>County of Project: Adams<br>Applicant's Name: Jay Earl Krebs<br>Applicant's Address (line 1): 3361 West<br>55th Avenue<br>Applicant's City: Denver<br>Applicant's State: CO<br>Applicant's Zip Code: 80221<br>Applicant's Phone: 3039101900<br>Applicant's Email:<br><a href="mailto:jayearlkrebs@gmail.com">jayearlkrebs@gmail.com</a><br>Section: 17<br>Township: 3 South<br>Range: 68 West<br>Latitude: 39°47'46.04"N<br>Longitude: 105°1'50.49"W<br>Land Use Review - Prepayment (Online) | \$600.00 |

Total      \$600.00

| Payments Received      | Amount   |
|------------------------|----------|
| CC                     | \$600.00 |
| Visa XXXXXXXXXX0133    |          |
| Authorization # 013170 |          |
| Total                  | \$600.00 |

Thank you for the payment.