



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Paine-Foos Exemption from Subdivision

Case Number: PLT2026-00020

August 17, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Subdivision Exemption to combine four parcels into two parcels.** This request is located at 11982 Riverdale Road. The Assessor's Parcel Number is 0172104100003 and 0172104100002.

Owner Information: Steve Paine
11982 Riverdale Road
Brighton, CO 80602

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 September 7, 2026 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 ECohee@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov 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.

Erin Cohee

Erin Cohee
Planner I

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

**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

EXEMPTION FROM SUBDIVISION

include C.S. ownership of land in explanation

An exemption approval is required to obtain a release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in the Adams County Development Standards and Regulations. The applicant has the burden of proof to demonstrate the Subdivision Exemption fully complies with these standards and regulations and meets the criteria for approval.

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

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Site Plan *- father*
- ☒ Exemption Survey Document *- old plan*
- ☒ Proof of Ownership *tax bills*
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities *# Plans of Bill* *include in explanation*
- ☒ Legal Description *on doc.*
- ☒ Certificate of Taxes Paid
- ☐ Certificate of Notice to Mineral Estate Owners/Lessees
- ☐ Certificate of Surface Development

Discretionary Items

- ☐ Construction Documents
- ☐ Traffic Study
- ☐ Drainage Report

Application Fees	Amount	Due
Exemption from Subdivision Application	\$750* *\$50 per additional lot, maximum \$800	With application submittal



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

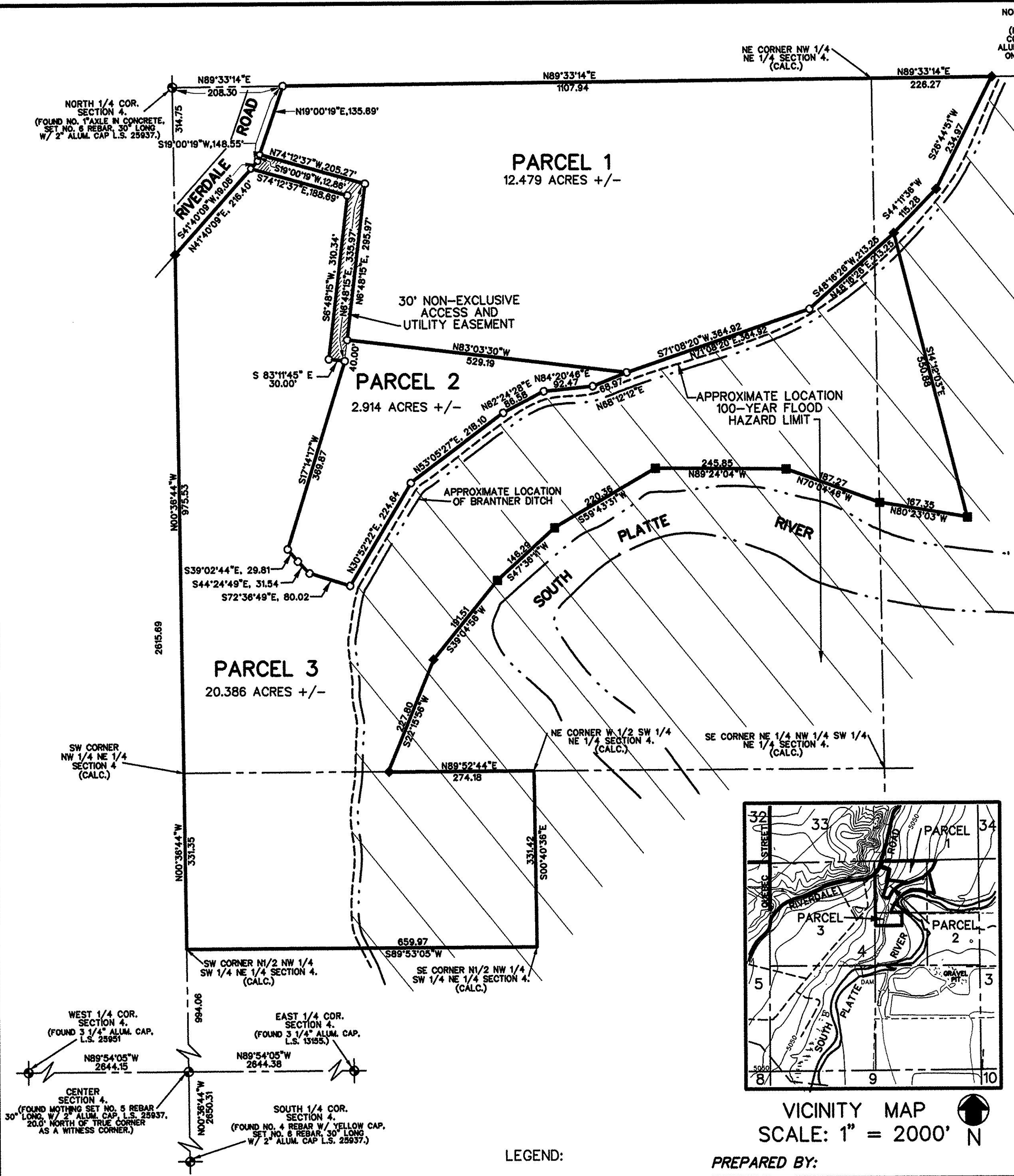
This application is to combine 4
parcels into 2 parcels. We wish
to combine this to keep it
Agricultural.

Edna DR

Survey 173

CASE NO. 14-99-Z-E
FOOS EXEMPTION FROM SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO.



LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE N 89°33'14\"

LEGAL DESCRIPTION PARCEL 1:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE N 89°33'14\"

LEGAL DESCRIPTION PARCEL 2:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE N 89°33'14\"

LEGAL DESCRIPTION PARCEL 3:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE N 89°33'14\"

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE N 89°33'14\"

STATUTE OF LIMITATIONS:
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.

CERTIFICATE OF SURVEY:
I, JOEL B. CROWE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY TO THAT AS A RESULT OF A FIELD SURVEY COMPLETED APRIL 9, 1999, MADE TO NORMAL STANDARDS OF CARE, THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF CERTIFICATION 4-23-99
JOEL B. CROWE, L.S. 25937

THIS SUBDIVISION EXEMPTION SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 9:09 A.M. ON THE 26th DAY OF April 1999.

COUNTY CLERK AND RECORDER
BY: Randy Haysbill
DEPUTY

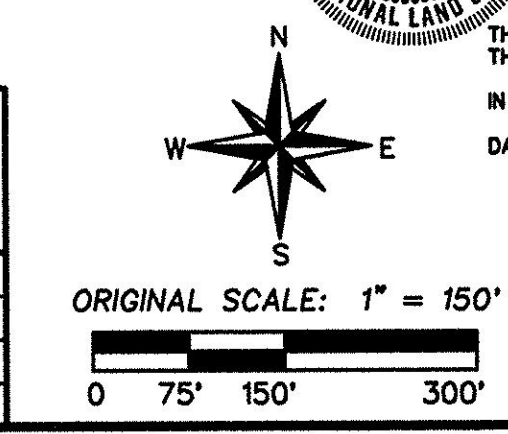
SURVEY NO. 173
RECEPTION NO. C0533697

SURVEY NOTES:
1. BASIS OF BEARINGS IS CONSIDERING THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 4, AS BEARING NORTH 89°33'14\"

- LEGEND:
- SECTION CORNER, DESC. AS SHOWN.
 - SET NO. 5 REBAR WITH PLASTIC CAP LS 25937.
 - FOUND NO. 4 REBAR.
 - FOUND NO. 3 REBAR.

PREPARED BY:
ALPHA ENGINEERING CO.
617 5TH STREET - P.O. BOX 392, FORT LUPTON, COLORADO 80621
PHONE: 303-857-2308 OR 303-857-2010, FAX: 303-857-0707
E-MAIL: ALPHASURVEY@AOL.COM

PATH: D:\DAT\WIN98\4257FOOS1.VCD	CONTACT: STEVE PAINE
REVISIONS	BY DATE DWG: RLM/JC SCALE: 1"=150'
ADD VICINITY MAP	RLM 2-15-99 FDBK: 134/53 DATE: JAN. 12, 1999
ESMT./MISC.	RLG 4-23-99 142/53, 147/35 FILE NO. 4-257-04



Paine–Foos Exemption From Subdivision

Located in the North 1/2 of Section 4,
Township 2 South, Range 67 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 2

ENTIRE PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST 1/4 SOUTH 00°37'05" EAST, A DISTANCE OF 313.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIVERDALE ROAD, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 41°39'37" EAST, A DISTANCE OF 234.18 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 19°54'35" EAST, A DISTANCE OF 77.34 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 14 REV 2 OF THE RIGHT OF WAY OF EAST 120TH AVENUE AS DESCRIBED IN AGREEMENT FOR POSSESSION AND USE RECORDED MAY 20, 2003 AT RECEPTION NO. C1145656; THENCE COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 62°43'57" EAST, A DISTANCE OF 46.55 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE, SOUTH 32°01'19" EAST, A DISTANCE OF 57.92 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 61°11'09" EAST, A DISTANCE OF 43.11 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 76°08'15" EAST, A DISTANCE OF 124.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 41°40'55" EAST, A DISTANCE OF 89.32 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 67°53'29" EAST, A DISTANCE OF 120.57 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 78°31'56" EAST, A DISTANCE OF 622.51 FEET TO THE SOUTHWEST CORNER OF PARCEL 15 REV OF THE RIGHT OF WAY OF SAID EAST 120TH AVENUE; THENCE COINCIDENT WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY SOUTH 78°31'56" EAST, A DISTANCE OF 87.19 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY SOUTH 83°29'55" EAST, A DISTANCE OF 117.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 15 REV; THENCE SOUTH 14°13'21" EAST, A DISTANCE OF 372.35 FEET TO A POINT ON THE NORTHERLY BANK OF THE SOUTH PLATTE RIVER AS LOCATED JUNE 21, 1979; THENCE ALONG SAID NORTHERLY BANK NORTH 80°28'40" WEST, A DISTANCE OF 167.31 FEET; THENCE NORTH 70°06'00" WEST, A DISTANCE OF 187.29 FEET; THENCE NORTH 89°25'48" WEST, A DISTANCE OF 245.93 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 59°42'59" WEST, A DISTANCE OF 220.36 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 47°35'39" WEST, A DISTANCE OF 146.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 38°59'19" WEST, A DISTANCE OF 191.58 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 22°15'50" WEST, A DISTANCE OF 227.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE COINCIDENT WITH SAID NORTH LINE NORTH 62°12' EAST, A DISTANCE OF 273.92 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID WEST 1/2 SOUTH 00°41'08" EAST, A DISTANCE OF 336.01 FEET TO THE SOUTHEAST 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID NORTH 1/2 SOUTH 89°52'54" WEST, A DISTANCE OF 660.05 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST 1/4 NORTH 00°37'05" WEST, A DISTANCE OF 634.60 FEET TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 6, 2005 AT RECEPTION NO. 20050606000591990; THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL NORTH 13°02'36" WEST, A DISTANCE OF 579.59 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY LINE NORTH 00°37'05" WEST, A DISTANCE OF 17.43 FEET TO THE SOUTHERLY RIGHT OF WAY OF RIVERDALE ROAD; THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 52°11'48" EAST, A DISTANCE OF 156.54 FEET TO THE POINT OF BEGINNING, CONTAINING 27.48 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 1 DESCRIPTION:

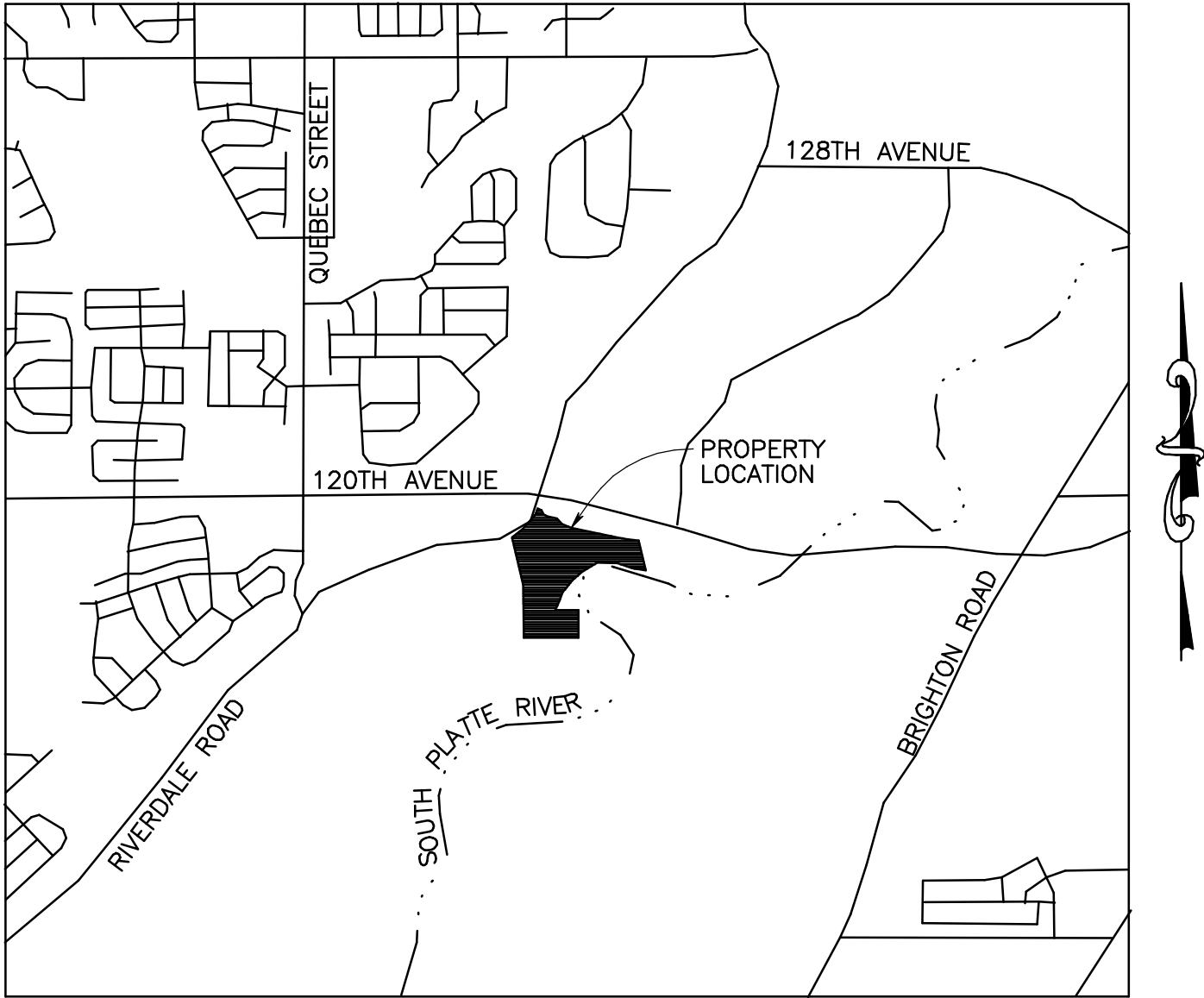
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST 1/4 SOUTH 00°37'05" EAST, A DISTANCE OF 313.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIVERDALE ROAD, THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 41°39'37" EAST, A DISTANCE OF 215.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 41°39'37" EAST, A DISTANCE OF 18.86 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 19°54'35" EAST, A DISTANCE OF 77.34 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 14 REV 2 OF THE RIGHT OF WAY OF EAST 120TH AVENUE AS DESCRIBED IN AGREEMENT FOR POSSESSION AND USE RECORDED MAY 20, 2003 AT RECEPTION NO. C1145656; THENCE COINCIDENT WITH SAID SOUTHERLY LINE, SOUTH 62°43'57" EAST, A DISTANCE OF 46.55 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE, SOUTH 32°01'19" EAST, A DISTANCE OF 57.92 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 61°11'09" EAST, A DISTANCE OF 43.11 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 76°08'15" EAST, A DISTANCE OF 124.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 41°40'55" EAST, A DISTANCE OF 89.32 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 67°53'29" EAST, A DISTANCE OF 120.57 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 78°31'56" EAST, A DISTANCE OF 622.51 FEET TO THE SOUTHWEST CORNER OF PARCEL 15 REV OF THE RIGHT OF WAY OF SAID EAST 120TH AVENUE; THENCE COINCIDENT WITH THE SOUTHERLY LINE OF SAID RIGHT OF WAY SOUTH 78°31'56" EAST, A DISTANCE OF 87.19 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY SOUTH 83°29'55" EAST, A DISTANCE OF 117.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 15 REV; THENCE SOUTH 14°13'21" EAST, A DISTANCE OF 372.35 FEET TO A POINT ON THE NORTHERLY BANK OF THE SOUTH PLATTE RIVER AS LOCATED JUNE 21, 1979; THENCE ALONG SAID NORTHERLY BANK NORTH 80°28'40" WEST, A DISTANCE OF 167.31 FEET; THENCE NORTH 70°06'00" WEST, A DISTANCE OF 187.29 FEET; THENCE NORTH 89°25'48" WEST, A DISTANCE OF 245.93 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 59°42'59" WEST, A DISTANCE OF 220.36 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 47°35'39" WEST, A DISTANCE OF 146.29 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 38°59'19" WEST, A DISTANCE OF 191.58 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BANK SOUTH 22°15'50" WEST, A DISTANCE OF 98.58 FEET; THENCE NORTH 50°45'33" WEST, A DISTANCE OF 339.12 FEET; THENCE NORTH 17°13'53" WEST, A DISTANCE OF 462.48 FEET; THENCE NORTH 85°38'32" WEST, A DISTANCE OF 29.80 FEET; THENCE NORTH 08°47'43" EAST, A DISTANCE OF 309.27 FEET; THENCE NORTH 73°46'47" WEST, A DISTANCE OF 190.24 FEET TO THE POINT OF BEGINNING, CONTING 14.09 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST 1/4 SOUTH 00°37'05" EAST, A DISTANCE OF 313.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIVERDALE ROAD, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 41°39'37" EAST, A DISTANCE OF 215.32 FEET; THENCE SOUTH 73°46'47" EAST, A DISTANCE OF 190.24 FEET; THENCE SOUTH 06°47'43" WEST, A DISTANCE OF 309.27 FEET; THENCE SOUTH 85°38'32" EAST, A DISTANCE OF 29.80 FEET; THENCE NORTH 17°13'53" WEST, A DISTANCE OF 462.48 FEET; THENCE SOUTH 50°45'33" EAST, A DISTANCE OF 339.12 FEET TO A POINT ON THE NORTHERLY BANK OF THE SOUTH PLATTE RIVER AS LOCATED JUNE 21, 1979; THENCE ALONG SAID NORTHERLY BANK SOUTH 22°15'50" WEST, A DISTANCE OF 127.48 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID WEST 1/2 SOUTH 00°41'08" EAST, A DISTANCE OF 336.01 FEET TO THE SOUTHEAST 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID NORTH 1/2 SOUTH 89°52'54" WEST, A DISTANCE OF 660.05 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST 1/4 NORTH 00°37'05" WEST, A DISTANCE OF 634.60 FEET TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 6, 2005 AT RECEPTION NO. 20050606000591990; THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL NORTH 13°02'36" WEST, A DISTANCE OF 579.59 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY LINE NORTH 00°37'05" WEST, A DISTANCE OF 17.43 FEET TO THE SOUTHERLY RIGHT OF WAY OF RIVERDALE ROAD; THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY NORTH 52°11'48" EAST, A DISTANCE OF 156.54 FEET TO THE POINT OF BEGINNING, CONTAINING 27.48 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE:1"=2000'

NOTES:

1) BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECITON 4, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°32'42" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) DISTANCES SHOWN ON THIS EXEMPTION FROM SUBDVISION PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

3) 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.

4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

6) BEARINGS AND DISTANCES SHOWN HEREON ARE MOSTLY BETWEEN FOUND MONUMENTATION AND ARE AS-MEASURED. FOR RECORDED DIMENSIONS, SEE THE RECORDED PLAT OF FOOS EXEMPTION FROM SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.,
A COLORADO CORPORATION

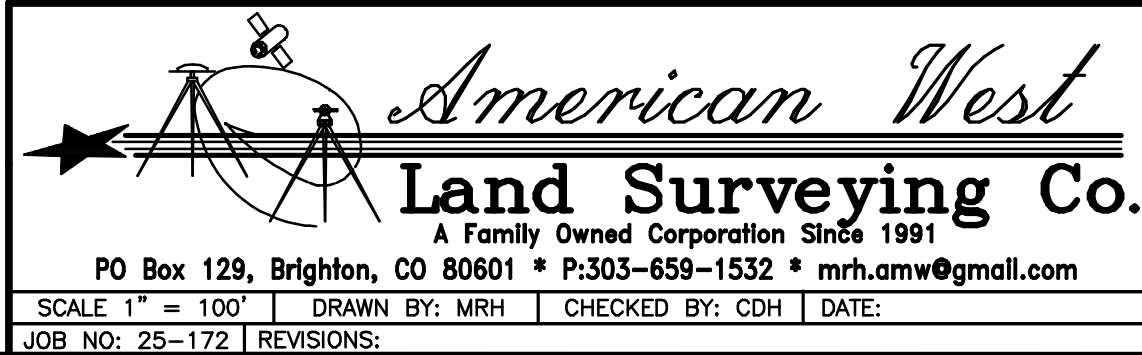
CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT _____M. ON THE _____ DAY OF _____, A.D. 20_____.

BY: _____ COUNTY CLERK AND RECORDER _____
DEPUTY

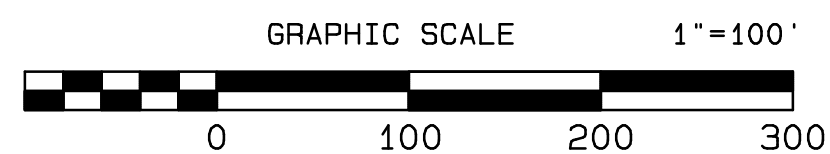
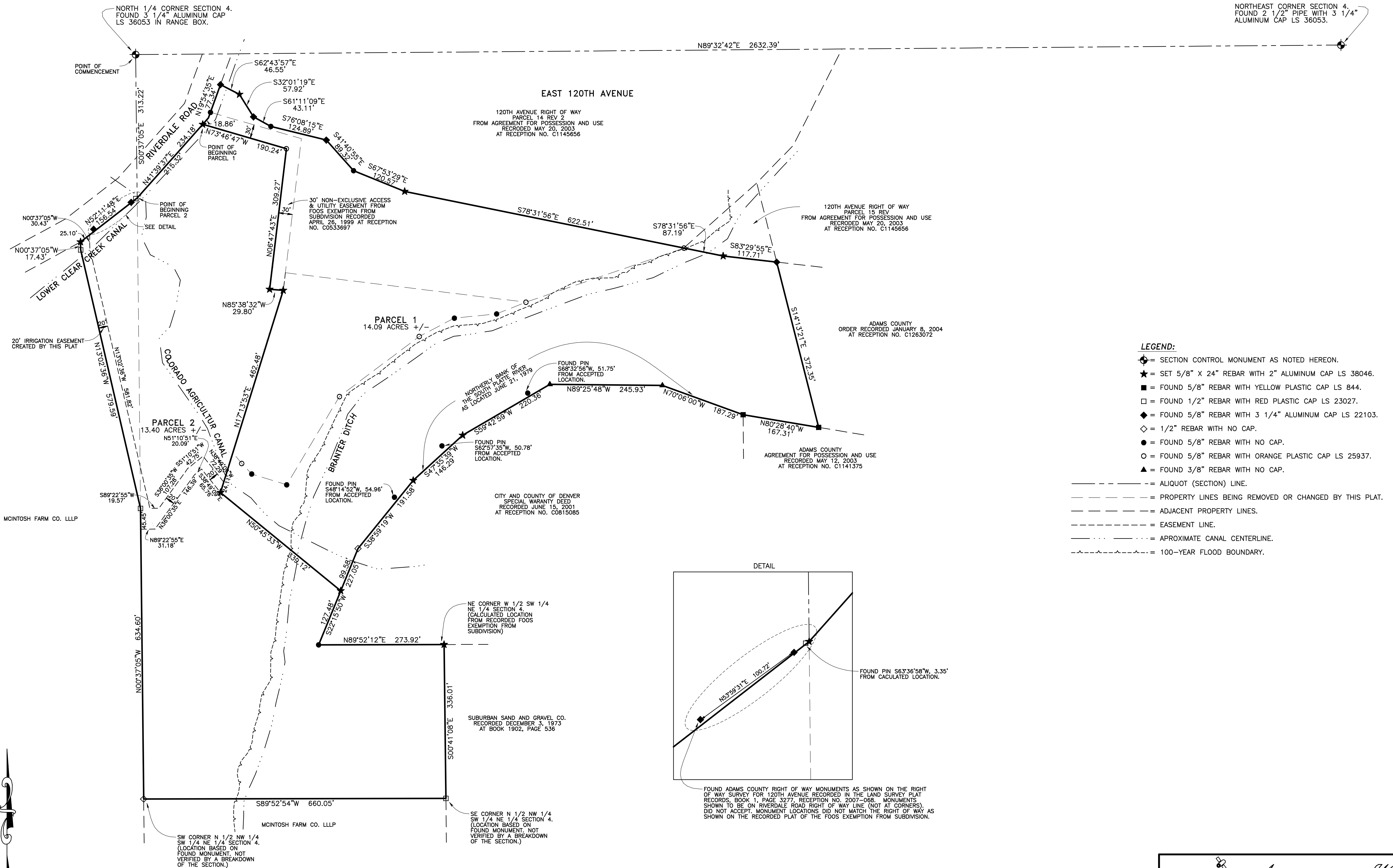
RECEPTION NO. _____



Paine-Foos Exemption From Subdivision

Located in the North 1/2 of Section 4,
Township 2 South, Range 67 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 2



American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com
SCALE 1" = 100' DRAWN BY: MRH CHECKED BY: CDH DATE:
JOB NO: 25-172 REVISIONS: