



## **SUBDIVISION-MAJOR / FINAL**

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

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 OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 5)
  2. Application Fees (pg. 2)
  3. Written Explanation of the Project
  4. Site Plan Showing Proposed Development
  5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
  6. Subdivision Improvement Agreement (SIA) To be agreed upon in a future meeting with County
  7. School Impact Analysis (contact applicable District)
  8. Fire Protection Report (contact applicable District)
  9. Proof of Ownership
  10. Proof of Water and Sewer Services See separate attachment.
  11. Proof of Utilities
  12. Legal Description
  13. Statement of Taxes Paid
  14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
  15. Certificate of Surface Development (pg. 13)
  16. Subdivision Engineering Review application (separate [application](#))<sup>1</sup>
- continued on next page...*



<b>Application Fees</b>	<b>Amount</b>	<b>Due</b>
Major Subdivision (final plat)	\$1,500	After complete application received
Tri-County Health Department	\$150 (with central utilities-TCHD Level 1), \$210 (with individual septic system-TCHD Level 2)	After complete application received
Soil Conservation	\$100 (less than 5 lots) \$150 (more than 5 lots)	Due at preliminary plat
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac) \$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	Due at preliminary plat
Engineering Review	\$1,000 (less than 5 acres) \$2,500 (5-25 acres) \$7,500 (greater than 25 acres)	Separate application <sup>1</sup>
Copying	\$5 per page	Prior to public hearing
Recording *made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

<sup>1</sup> - A new engineering review will not be required if one is already in progress for the proposed project. This review/fee is due at Preliminary Plat and should not impose another review fee.

NOTE: A subdivision engineering review may not be required if the project is determined not to require public improvements

Adams County Community & Economic Development Regulation 2-02-19-04-03

#### **WHO CAN INITIATE A FINAL PLAT**

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a preliminary plat for the subject property has been approved. The final plat shall conform to the preliminary plat.

# Major Subdivision (Final Plat) - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

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### 3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

### 4. 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

### 5. Copy of 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

### 6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

### 7. School Impact Analysis:

- Contact the applicable school district for the analysis
- 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

### 8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

### 9. 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

### 10. Proof of Water:

- Public utilities - A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

### Proof of Sewer:

- Public utilities - A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

### **11. 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

### **12. Legal Description:**

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

### **13. Statement of Taxes Paid:**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

### **14-15. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:**

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

### **Subdivision Engineering Review**

#### **Level 1-Storm Drainage Plan:**

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

#### **Level 2-Storm Drainage Study (SDS):**

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

#### **Level 3-Storm Drainage Study (SDS):**

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

#### **Traffic Impact Study:**

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

#### **Erosion and Sediment Control Plans:**

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

#### **Construction / Engineering Design Plans:**

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
  - site maps of the existing conditions and proposed improvements,
  - installation/construction details for all proposed improvements,
  - survey control (horizontal and vertical) for locating the improvements and,
  - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.





## DEVELOPMENT APPLICATION FORM

### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**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:

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

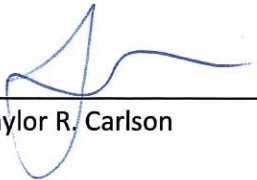
Name:

Owner's Signature

Baseline Lakes Filing No. 2

Owners:


Taylor R. Carlson  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Taylor R. Carlson

Cory J. Thornton  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Cory J. Thornton

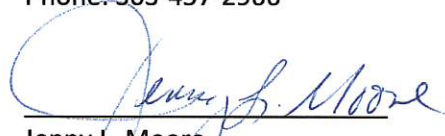
Bradley W. Penwell  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Bradley W. Penwell

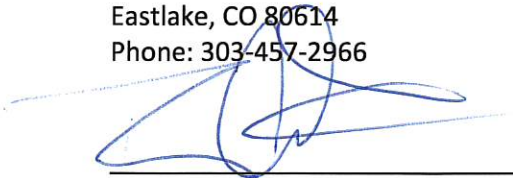
Jenny L. Moore  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Jenny L. Moore

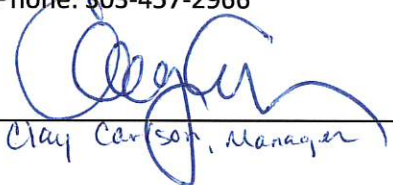
Ryan L. Carlson  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Ryan L. Carlson

Baseline Lakes Holdings, LLC  
12460 First Street  
Eastlake, CO 80614  
Phone: 303-457-2966



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Clay Carlson, Manager

## Baseline Lakes Major/Final Subdivision Project Summary

### **Existing Development**

Baseline Lakes is an existing subdivision generally located at the intersection of Lima Street and 168<sup>th</sup> Avenue. The Planned Unit Development – Final Development Plan (PUD/FDP) for the Baseline Lakes Subdivision, approved in 2006, contained 317 acres with 197 lots. The first phase of the project, Baseline Lakes Subdivision Filing No. 1, was recorded in 2006 and platted approximately 133 acres creating 54 single family lots. Filing No. 1 included two water storage reservoirs – Stouffer Reservoirs 1 & 2.

### **Proposed Development**

The preliminary plat amendment redefines the portion of the Baseline Lakes FDP south of Filing 1 and west of Lima Street/Havana Street. The plat amendment will be platted as Baseline Lakes Subdivision Filing 2, which includes 71.06 acres and creates 33 single family lots and 11 tracts.

### **Roadways**

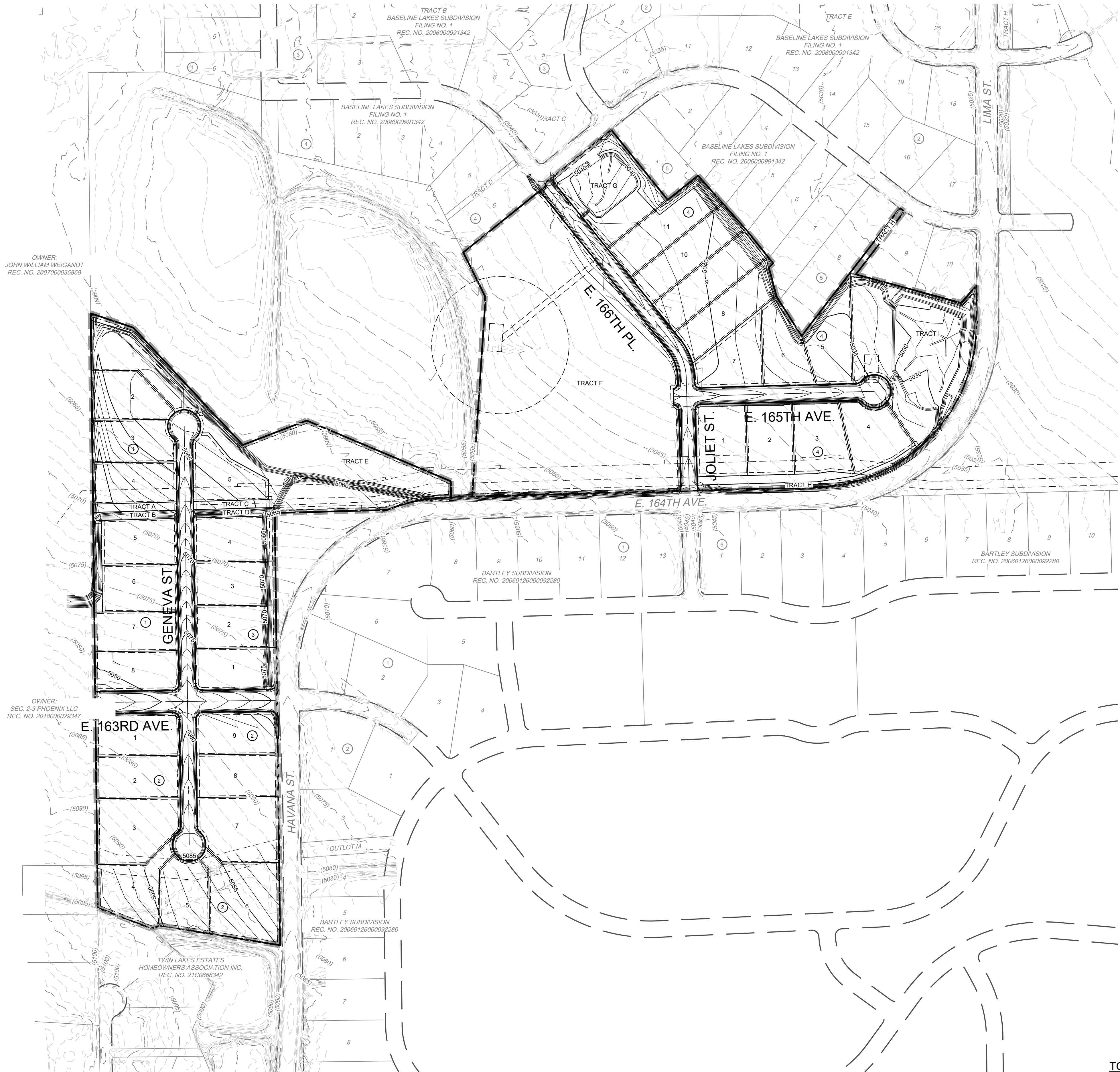
The local roadways will be a rural road section – two 12' asphalt lanes with 6' gravel shoulders and roadside swales. Driveways for each lot will have culverts. There shall be no improvements to Havana Street, 164<sup>th</sup> Avenue, Lima Street, and 168<sup>th</sup> Avenue.

### **Utilities**

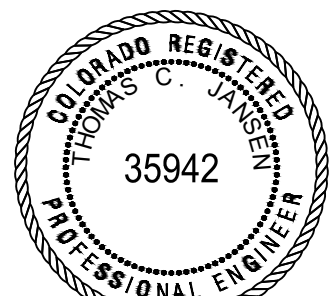
All lots are a minimum 1 acre and will be served by individual septic systems permitted through Tri County Health. Water will be provided by the Todd Creek Village Metropolitan District. The District did not provide a will serve letter. The District stated that the District will serve the subdivision under the existing Water Service Agreement between the District and Baseline Lakes. We've met with the Brighton Fire Rescue District. A Fire Report has been prepared per the fire flow requirements of the District.

### **Drainage**

The drainage for Filing 1 flows to 2 separate detention ponds throughout the site. The detention ponds have been sized to detain the 100-year event and provide water quality. Outfalls for the detention ponds and downstream drainage improvements will be constructed to convey the pond discharge to the existing roadside swale system. The existing northern roadside swale along Havana/Lima street will be improved to accommodate higher flows.



KEY MAP  
N.T.S.



Jun 25, 2021  
FOR AND ON BEHALF  
OF WARE MALCOMB

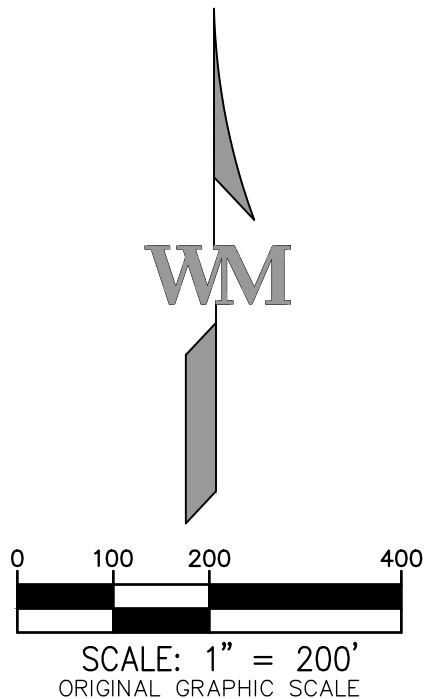
PRELIMINARY CONSTRUCTION PLANS  
BASELINE LAKES SUBDIVISION FIL. 2  
OVERALL SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	16091
PA / PM:	TCJ
DRAWN BY:	MAJ
DATE:	12/24/2020

SHEET  
**OSP01**  
Sheet 4 of 53

TOAL NUMBER OF LOTS=34  
NOTE: FOR INFORMATION ONLY  
SEE PLAN SHEETS FOR DESIGN AND CONSTRUCTION.



NOT FOR CONSTRUCTION



# BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

## PURPOSE STATEMENT:

THIS **BASELINE LAKES FILING NO. 2** PLAT IS INTENDED TO SUBDIVIDE 71.063 ACRES INTO 33 SINGLE FAMILY LOTS, AND 11 TRACTS FOR OPEN SPACE, DRAINAGE AND DETENTION, AND DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS 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.

## LEGAL DESCRIPTION PARCEL A

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE EAST HALF OF SECTION 3, TOGETHER WITH TRACT J., BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°43'12" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWO A DISTANCE OF 1,573.22 FEET;  
THENCE NORTH 80°45'34" WEST A DISTANCE OF 443.01 FEET;  
THENCE SOUTH 72°52'20" WEST A DISTANCE OF 34.34 FEET;  
THENCE NORTH 68°48'28" WEST A DISTANCE OF 207.94 FEET;  
THENCE NORTH 00°40'36" WEST A DISTANCE OF 2,163.64 FEET TO THE SOUTHWEST CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 71°25'12" EAST A DISTANCE OF 162.93 FEET;
- 2) SOUTH 43°03'17" EAST A DISTANCE OF 584.32 FEET;
- 3) NORTH 69°04'49" EAST A DISTANCE OF 248.73 FEET;
- 4) SOUTH 67°09'06" EAST A DISTANCE OF 568.91 FEET;
- 5) SOUTH 01°32'58" EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°27'02" WEST A DISTANCE OF 11.63 FEET TO A POINT OF CURVATURE;
- 2) ALONG A NON-TANGENT CURVE TO THE ILEFT HAVING A CENTRAL ANGLE OF 20°22'30", A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 227.59 FEET AND A CHORD THAT BEARS SOUTH 78°16'26" WEST A DISTANCE OF 226.39 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION TWO;

THENCE SOUTH 88°27'02" WEST ALONG SAID SOUTH LINE A DISTANCE OF 408.66 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,467,856 SQUARE FEET, OR 33.697 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION PARCEL B

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 TOGETHER WITH TRACTS J AND S, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

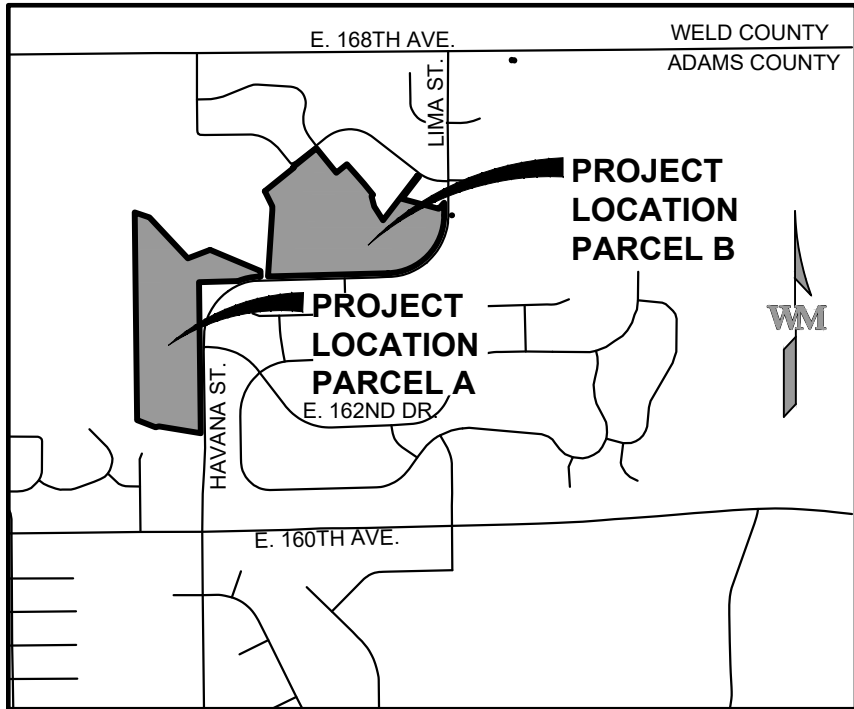
**COMMENCING** AT THE CENTER QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:  
THENCE NORTH 88°10'35" WEST A DISTANCE OF 679.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°27'02" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1,252.64 FEET TO THE SOUTHEAST CORNER OF TRACT I, BASELINE LAKES SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 200600091342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°51'44" EAST A DISTANCE OF 690.57 FEET;
- 2) NORTH 00°05'55" WEST A DISTANCE OF 41.40 FEET;
- 3) NORTH 26°26'19" WEST A DISTANCE OF 176.85 FEET TO A POINT ON THE BOUNDARY OF SAID BASELINE LAKES SUBDIVISION - FILING NO. 1;

A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 9



## VICINITY MAP

SCALE 1"=2000'

## LEGAL DESCRIPTION PARCEL B CONTINUED

THENCE ALONG SAID BOUNDARY OF BASELINE LAKES SUBDIVISION FILING NO. 1 THE FOLLOWING SIXTEEN (16) COURSES;

- 1) NORTH 51°09'48" EAST A DISTANCE OF 386.88 FEET;
- 2) NORTH 38°50'12" WEST A DISTANCE OF 9.41 FEET;
- 3) NORTH 51°09'48" EAST A DISTANCE OF 312.36 FEET;
- 4) SOUTH 38°50'12" EAST A DISTANCE OF 327.08 FEET;
- 5) NORTH 51°09'48" EAST A DISTANCE OF 141.36 FEET;
- 6) SOUTH 41°41'59" EAST A DISTANCE OF 145.71 FEET;
- 7) SOUTH 41°24'06" EAST A DISTANCE OF 124.87 FEET;
- 8) SOUTH 38°53'25" EAST A DISTANCE OF 149.49 FEET;
- 9) SOUTH 45°08'56" WEST A DISTANCE OF 21.88 FEET;
- 10) SOUTH 14°51'04" EAST A DISTANCE OF 109.72 FEET;
- 11) SOUTH 32°22'12" EAST A DISTANCE OF 169.84 FEET;
- 12) NORTH 37°32'04" EAST A DISTANCE OF 586.67 FEET TO A POINT OF CURVATURE;
- 13) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°40'05", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 20.02 FEET AND A CHORD THAT BEARS SOUTH 55°04'10" EAST A DISTANCE OF 20.02 FEET;
- 14) SOUTH 37°32'04" WEST A DISTANCE OF 289.45 FEET;
- 15) SOUTH 74°48'54" EAST A DISTANCE OF 396.55 FEET;
- 16) NORTH 41°41'19" EAST A DISTANCE OF 84.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LIMA STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 00°18'00" EAST A DISTANCE OF 131.67 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°45'04", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 929.40 FEET AND A CHORD THAT BEARS SOUTH 44°04'31" WEST A DISTANCE OF 839.23 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,627,679 SQUARE FEET, OR 37.366 ACRES, MORE OR LESS.

## DEDICATION STATEMENT:

THE UNDERSIGNED OWNERS HAS BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, TRACTS, STREETS, EASEMENTS, SETBACKS, BUFFERS AND ACCESS, AS SHOWN ON THIS PLAT UNDER THE NAME **BASELINE LAKES FILING NO. 2**. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND / OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

(SEE SHEET 3 FOR SIGNATURE BLOCKS)

## STORM WATER MAINTENANCE MANUAL:

THE APPROVED STORM WATER MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NO. \_\_\_\_\_.

## SURVEYOR'S CERTIFICATE:

I, THOMAS D. STAAB, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

THOMAS D. STAAB  
COLORADO P.L.S. NO. 25965  
FOR & ON BEHALF OF: WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, CO 80209  
303.561.3333

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

## CERTIFICATE OF CLERK AND RECORDER:

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

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	03/01/2021	COUNTY COMMENTS			
2	03/31/2021	COUNTY COMMENTS			

JOB NO.	16091
PA/PM:	TJ
DRAWN:	AJ
DATE:	12/24/2020
SCALE:	NA

**BASELINE LAKES**  
FILING NO. 2

SHEET  
**1**  
Sheet **1** of **9**

# BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 9

## NOTES:

1. THE **BASIS OF BEARINGS** FOR THIS PLAT IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, ASSUMED TO BEAR NORTH 88°27'02" EAST AND IS MONUMENTED AS SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
3. 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 CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, WARE MALCOMB RELIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. ABC70593425.2-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF JUNE 2, 2021 AT 5:00 P.M.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
6. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08001C0326H, REVISED MARCH 5, 2007, SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
7. ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISDS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT-SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISDS.
8. SUITABLE AREA NEEDS TO BE DESIGNED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED. IF FAILURE OF THE PRIMARY AREA OCCURS, THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPING, PAVING, OUT-BUILDINGS, ETC.
9. INSPECTION OF ISDS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TODD CREEK METROPOLITAN DISTRICT. MAINTENANCE OF ISDS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. **NOTICE TO PROSPECTIVE BUYERS:** THERE ARE PLUGGED AND ABANDONED WELLS LOCATED ON THIS PLAT IN TRACTS 2F AND 2J. PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4-10-02-03-03-05(2) THERE ARE 50FT BY 100FT BUFFERS AROUND THE ABANDONED WELLHEADS DEDICATED AS WELL MAINTENANCE AND WORKOVER SETBACKS. NO STRUCTURES, FENCES OR DRIVEWAYS SHALL BE LOCATED WITHIN THIS SETBACK. PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE WELL MAINTENANCE AND WORKOVER SETBACK AREA IN TRACT 2J IS PROVIDED BY 165TH AVENUE AND TO THE WELL MAINTENANCE AND WORKOVER SETBACK IN TRACT 2F BY THE 20' ACCESS FROM 166TH PLACE.
11. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELLS OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.
12. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THE 250' OIL AND GAS WELL SETBACK EASEMENT IN TRACT 2F.
13. THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR/ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE BUILDING ENVELOPE.

## STORM DRAINAGE FACILITIES STATEMENT:

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.

## EASEMENT STATEMENT:

TEN-FOOT (10') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT AND TRACTS 2G AND 2J IN THE SUBDIVISION. TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE REAR LINES OF EACH LOT AND TRACTS 2G AND 2J. FIVE-FOOT (5') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE SIDE LINES OF EACH LOT AND TRACTS 2G AND 2J. A BLANKET ACCESS AND DRY UTILITY EASEMENT IS HEREBY DEDICATED OVER TRACT H. 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.

## TRACT SUMMARY

TRACT	USE	AREA (SF)	AREA (AC)	MAINTENANCE	OWNER
2A	OIL/GAS PIPELINE	9,163	0.21	BASELINE LAKES HOA	BASELINE LAKES HOA
2B	DRAINAGE	19,155	0.44	BASELINE LAKES HOA	BASELINE LAKES HOA
2C	OIL/GAS PIPELINE	6,711	0.15	BASELINE LAKES HOA	BASELINE LAKES HOA
2D	WATER/DRAINAGE	8,872	0.20	BASELINE LAKES HOA	BASELINE LAKES HOA
2E	OPEN SPACE	189,907	4.36	BASELINE LAKES HOA	BASELINE LAKES HOA
2F	FUTURE DEVELOPMENT	626,092	14.37	BASELINE LAKES HOA	BASELINE LAKES HOA
2G	DRAINAGE	92,285	2.12	BASELINE LAKES HOA	BASELINE LAKES HOA
2H	OPEN SPACE	5,861	0.13	BASELINE LAKES HOA	BASELINE LAKES HOA
2J	DRAINAGE	191,829	4.40	BASELINE LAKES HOA	BASELINE LAKES HOA
2K	WATERLINE/DRAINAGE	17,263	0.40	BASELINE LAKES HOA	BASELINE LAKES HOA
2L	OIL/GAS PIPELINE	16,336	0.38	BASELINE LAKES HOA	BASELINE LAKES HOA

## ACCESS PROVISION STATEMENT:

STATEMENT RESTRICTING ACCESS: ACCESS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, MUST BE APPROVED BY ADAMS COUNTY.

990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com	<b>WARE MALCOMB</b> CIVIL ENGINEERING & SURVEYING	NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO. 16091	<b>BASELINE LAKES</b>  <b>FILING NO. 2</b>	SHEET <b>2</b>
		1	03/01/2021	COUNTY COMMENTS				PA/PM: TJ		
		2	03/31/2021	COUNTY COMMENTS				DRAWN: AJ		
								DATE: 12/24/2020		
								SCALE: NA		Sheet <b>2</b> of <b>9</b>



BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

A PART OF THE NORTHWEST 1/4 OF SECTION 2,AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 9

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: TAYLOR R. CARLSON

BY: \_\_\_\_\_  
TAYLOR R. CARLSON

TAYLOR R. CARLSON  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY TAYLOR R. CARLSON

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: CORY J. THORNTON

BY: \_\_\_\_\_  
CORY J. THORNTON

CORY J. THORNTON  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY CORY J. THORNTON

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: BRADLEY W. PENWELL

BY: \_\_\_\_\_  
BRADLEY W. PENWELL

BRADLEY W. PENWELL  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY BRADLEY W. PENWELL

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: RYAN CARLSON

BY: \_\_\_\_\_  
RYAN CARLSON

RYAN CARLSON  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY RYAN CARLSON

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: JENNY L. MOORE

BY: \_\_\_\_\_  
JENNY L. MOORE

JENNY L. MOORE  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY JENNY L. MOORE

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

IN WITNESS THEREOF, \_\_\_\_\_ HAVE CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ AD.

OWNER: BASELINE LAKES HOLDINGS LLC.

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
BASELINE LAKES HOLDINGS LLC. A COLORADO LIMITED LIABILITY COMPANY

BASELINE LAKES HOLDINGS LLC.  
12460 1ST STREET  
THORNTON, COLORADO 80241

NOTARY PUBLIC  
STATE OF COLORADO       )  
  ) SS  
COUNTY OF ADAMS       )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.  
BY BASELINE LAKES HOLDINGS LLC.

WITNESS MY HAND AND OFFICIAL SEAL        NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_

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						SCALE:	NA

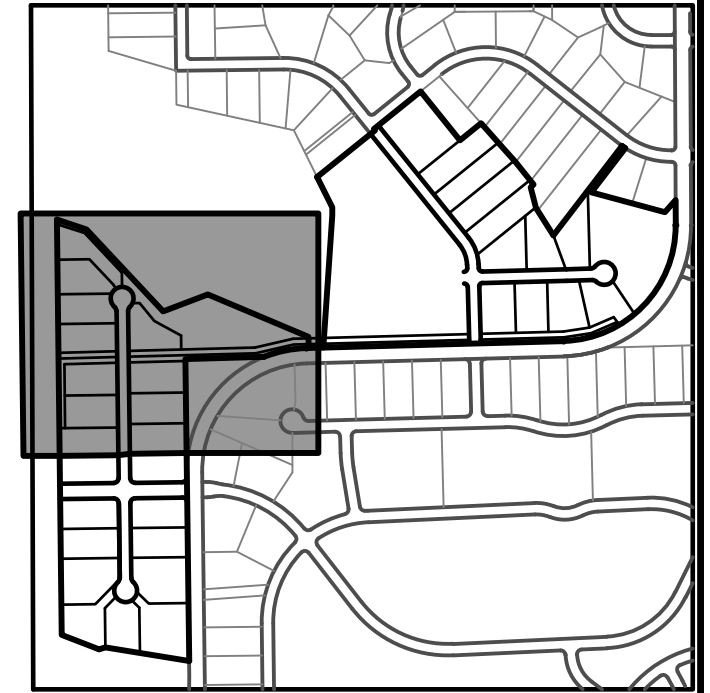
BASELINE LAKES  
FILING NO. 2

SHEET  
3  
Sheet 3 of 9

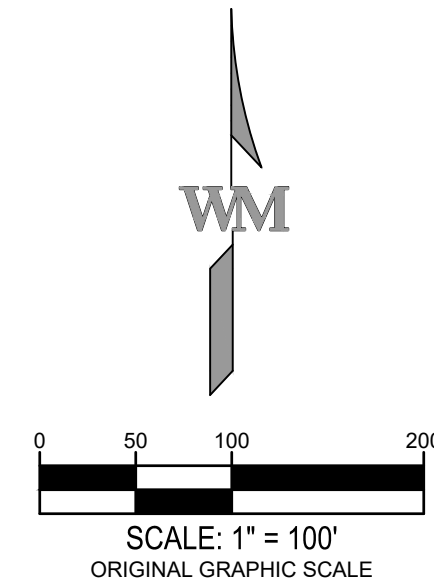
# BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 9

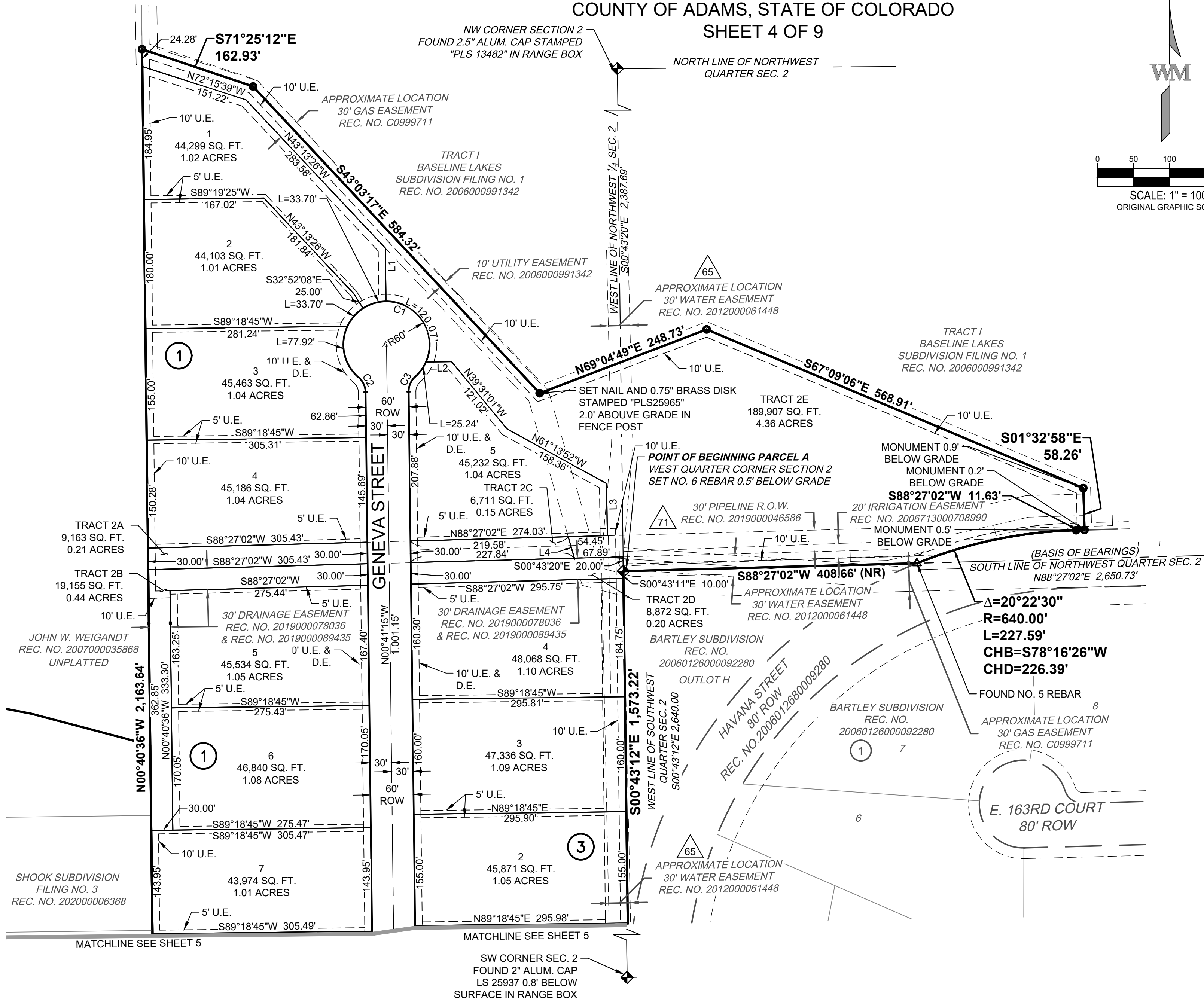


KEY MAP  
N.T.S.



## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT & TRACT LINE
- GAS SETBACK
- UTILITY AND DRAINAGE EASEMENT
- OIL AND NATURAL GAS LINE
- SET 18" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965" UNLESS OTHERWISE NOTED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 23899 R NOBBE"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38286"
- FOUND NO. 4 REBAR
- BLOCK NUMBER
- SECTION CORNER AS NOTED
- SQ. FT.
- AC.
- ROW
- U.E.
- D.E.
- (NR)
- SURVEY MONUMENT IN MONUMENT BOX TO BE SET AT ALL CENTERLINE INTERSECTIONS, PCS, PTS, AND RADIUS POINTS BY DEVELOPERS SURVEYOR UPON COMPLETION OF STREET IMPROVEMENTS IN ACCORDANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 5-0408 SCHEDULE B-2 EXCEPTION ITEMS



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						DATE:	12/24/2020
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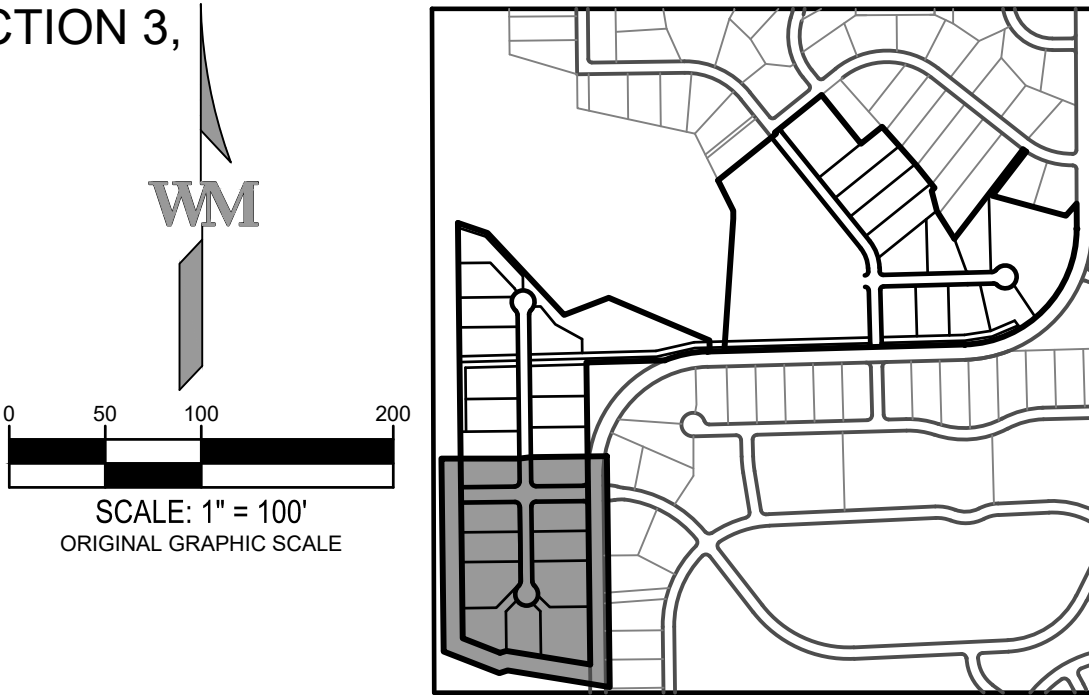
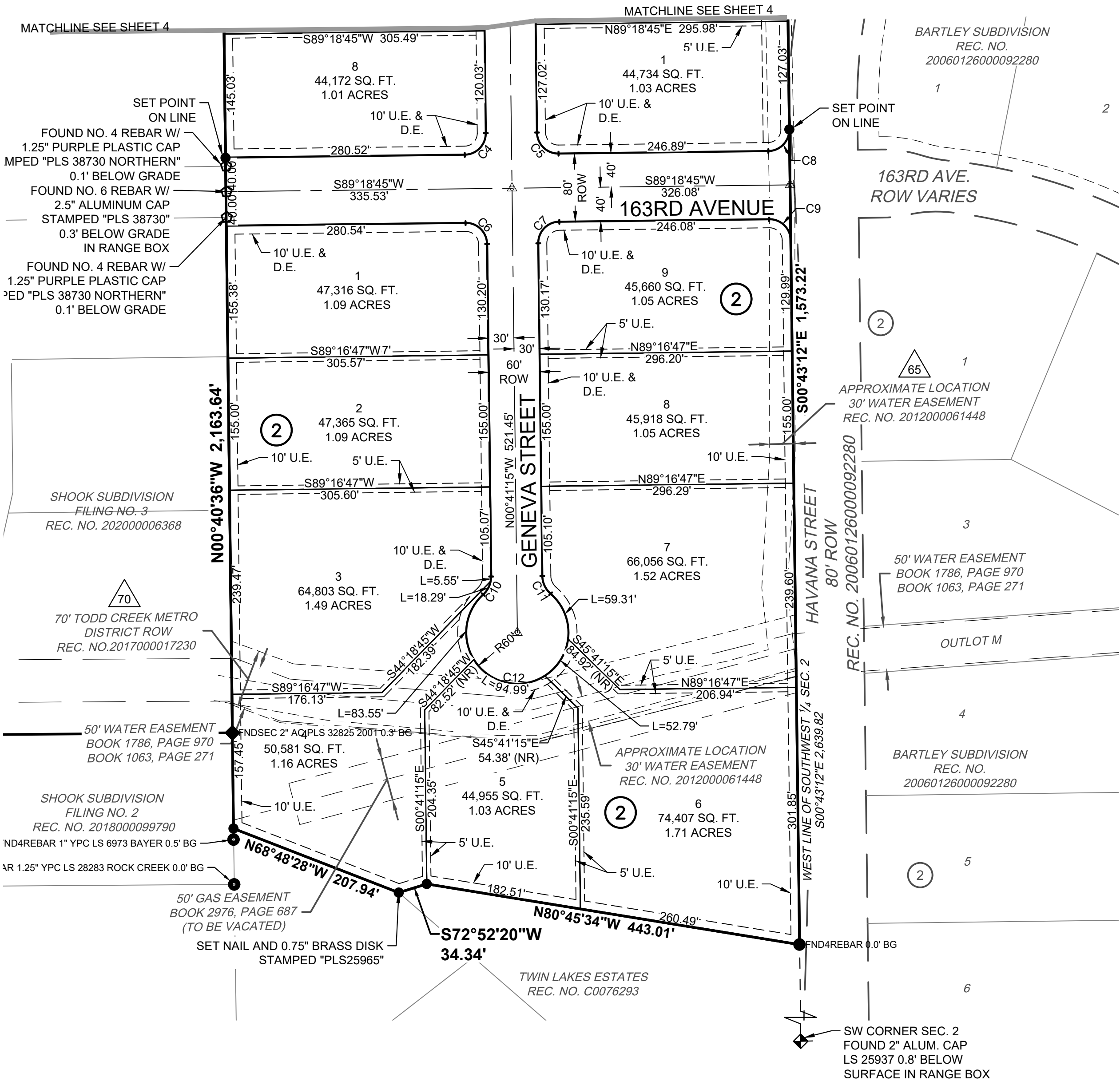
**BASELINE LAKES**  
FILING NO. 2

SHEET  
**4**  
Sheet 4 of 9

BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 9



- LEGEND**
- SECTION LINE
  - SITE BOUNDARY
  - EXISTING EASEMENT
  - EXISTING RIGHT-OF-WAY
  - EXISTING LOT LINE
  - CENTERLINE
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  - BLOCK NUMBER
  - SECTION CORNER AS NOTED
  - sq. ft. SQUARE FEET
  - ac. ACERS
  - ROW RIGHT-OF-WAY
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - (NR) NON-RADIAL
  - SURVEY MONUMENT IN MONUMENT BOX TO BE SET AT ALL CENTERLINE INTERSECTIONS, PCS, PTS, AND RADIUS POINTS BY DEVELOPERS SURVEYOR UPON COMPLETION OF STREET IMPROVEMENTS IN ACCORDANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 5-0408 SCHEDULE B-2 EXCEPTION ITEMS

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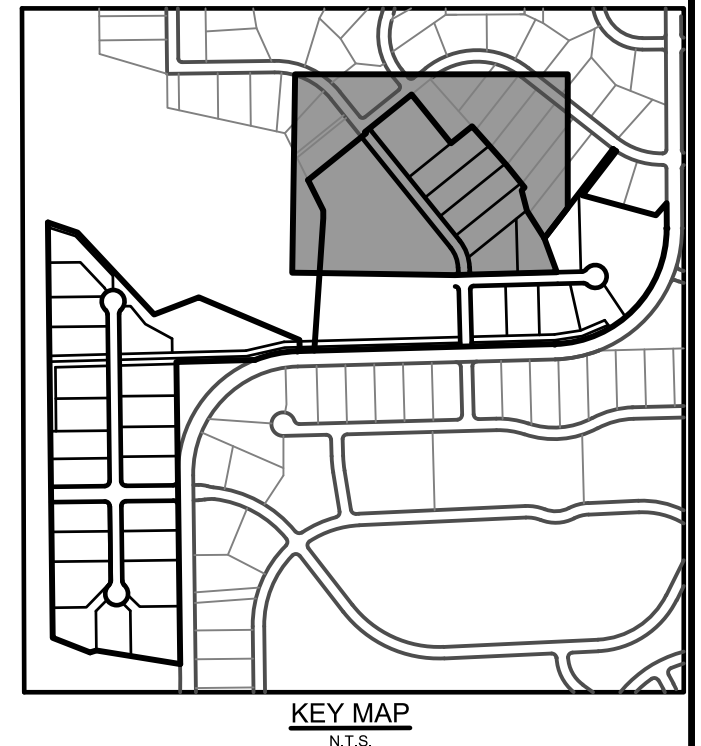
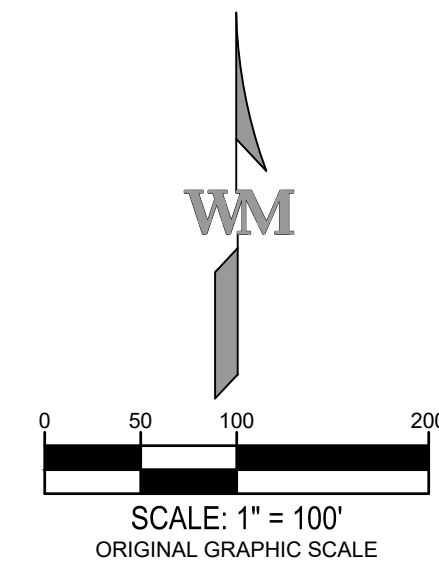
**BASELINE LAKES**  
FILING NO. 2

SHEET  
**5**  
Sheet 5 of 9

# BASELINE LAKES FILING NO. 2

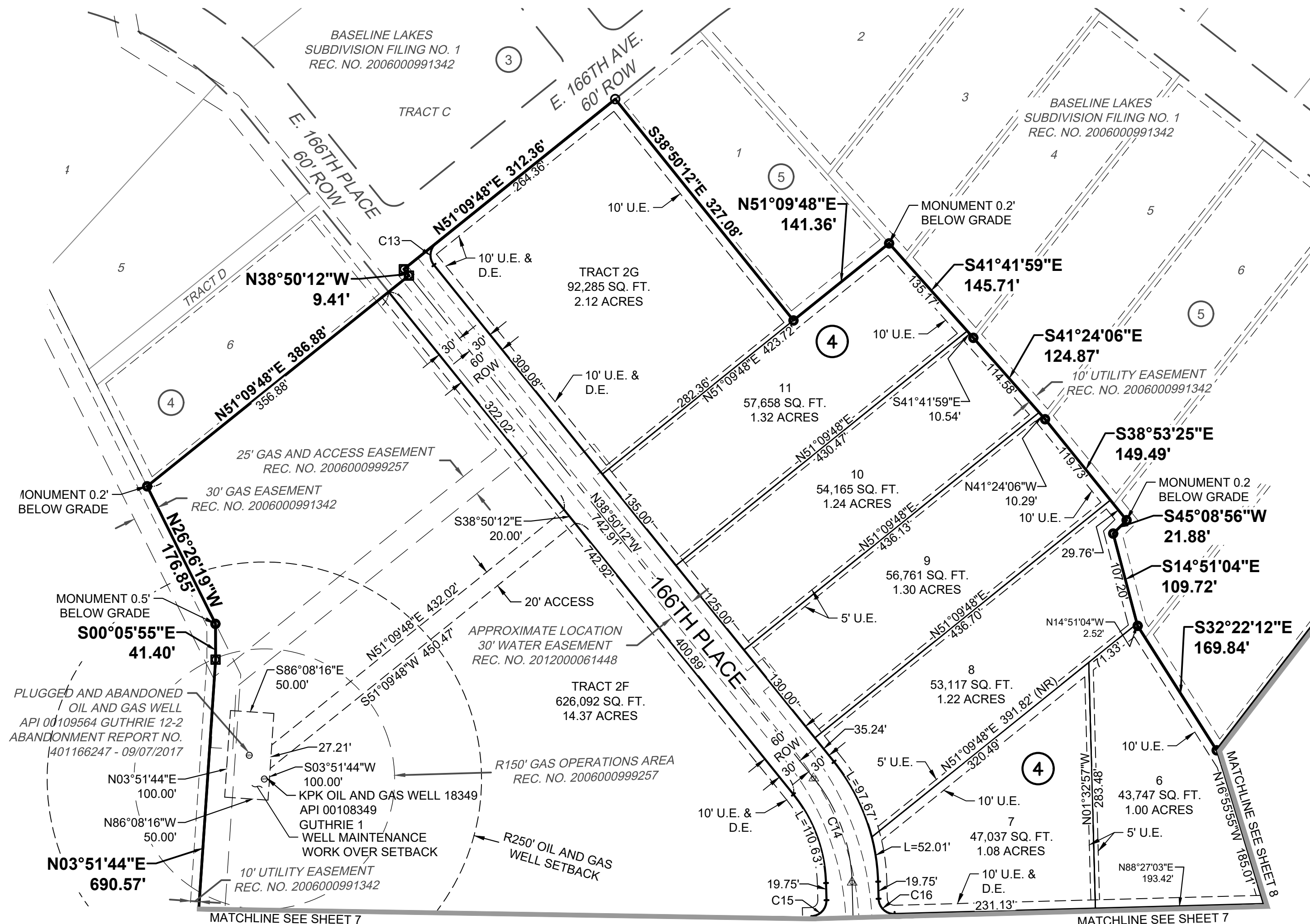
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COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 9



## LEGEND

- SECTION LINE
- SITE BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- - - CENTERLINE
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- - - UTILITY AND DRAINAGE EASEMENT
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- sq. ft. SQUARE FEET
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- ROW RIGHT-OF-WAY
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- D.E. DRAINAGE EASEMENT
- (NR) NON-RADIAL
- ▲ SURVEY MONUMENT IN MONUMENT BOX TO BE SET AT ALL CENTERLINE INTERSECTIONS, PCS, PTS, AND RADIUS POINTS BY DEVELOPERS SURVEYOR UPON COMPLETION OF STREET IMPROVEMENTS IN ACCORDANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 5-0408



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						SCALE:	1" = 100'

**BASELINE LAKES**  
FILING NO. 2

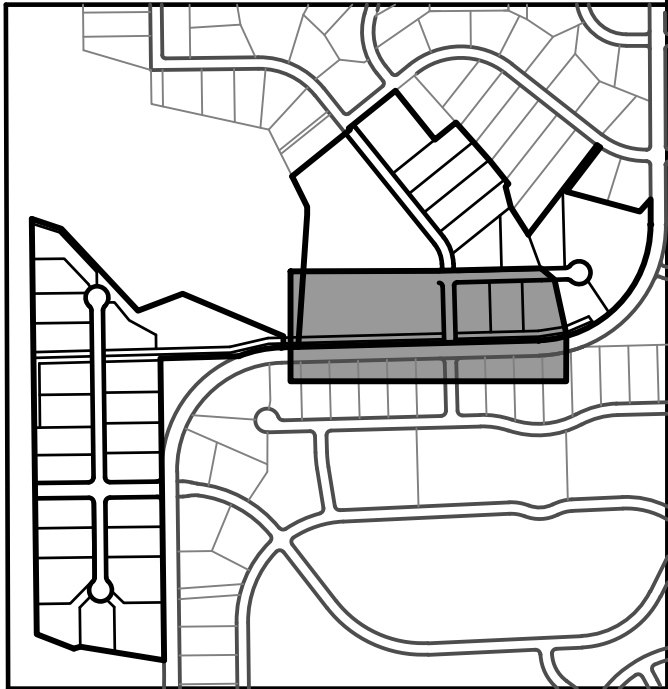
SHEET  
**6**  
Sheet 6 of 9



# BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

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TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 9

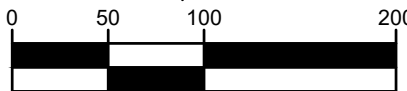


KEY MAP  
N.T.S.

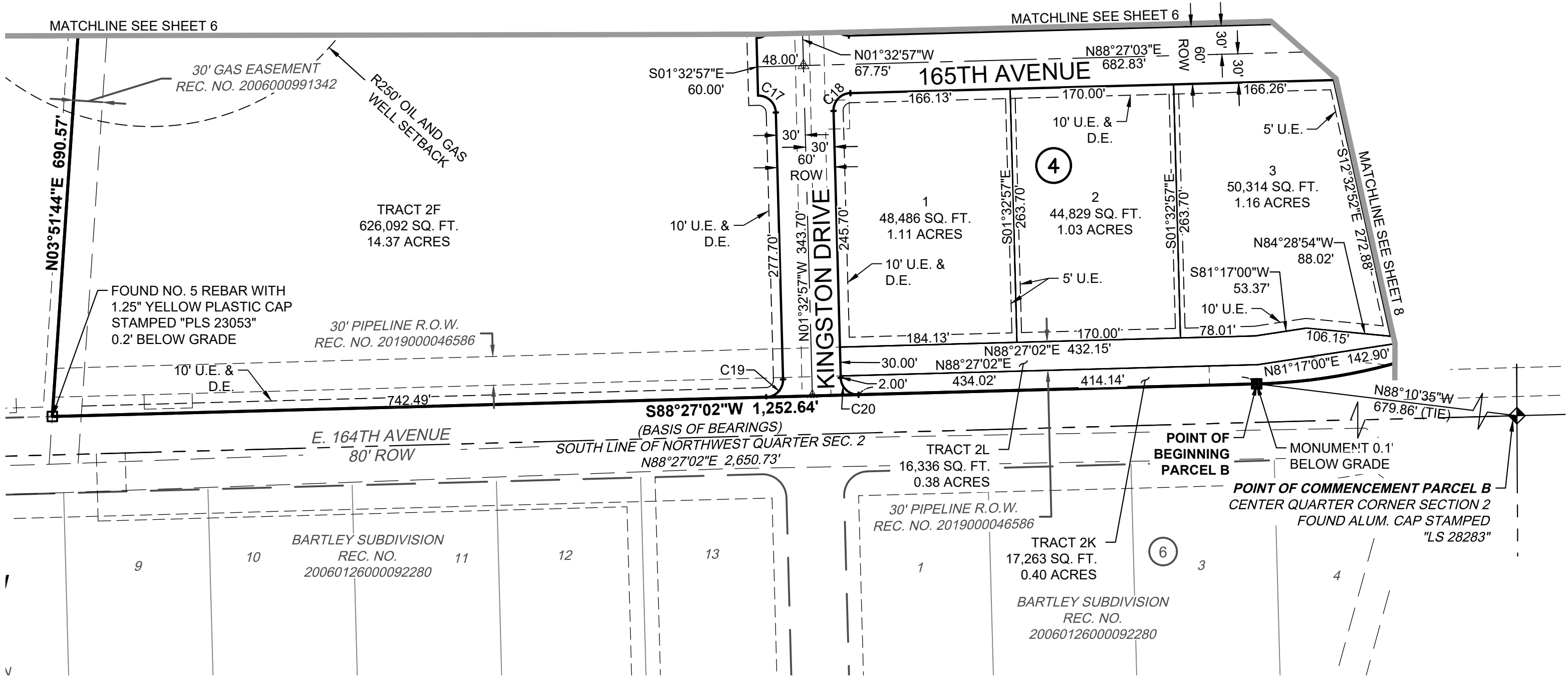
## LEGEND

- SECTION LINE
- SITE BOUNDARY
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- EXISTING RIGHT-OF-WAY
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- FOUND NO. 4 REBAR
- BLOCK NUMBER
- SECTION CORNER AS NOTED
- SQ. FT.
- AC.
- ROW
- U.E.
- D.E.
- (NR)

WM



SCALE: 1" = 100'  
ORIGINAL GRAPHIC SCALE



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suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	16091
1	03/01/2021	COUNTY COMMENTS				PA/PM:	TJ
2	03/31/2021	COUNTY COMMENTS				DRAWN:	AJ
						DATE:	12/24/2020
						SCALE:	1" = 100'

**BASELINE LAKES**  
FILING NO. 2

SHEET  
**7**  
Sheet 7 of 9

# BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

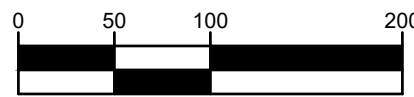
A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 9



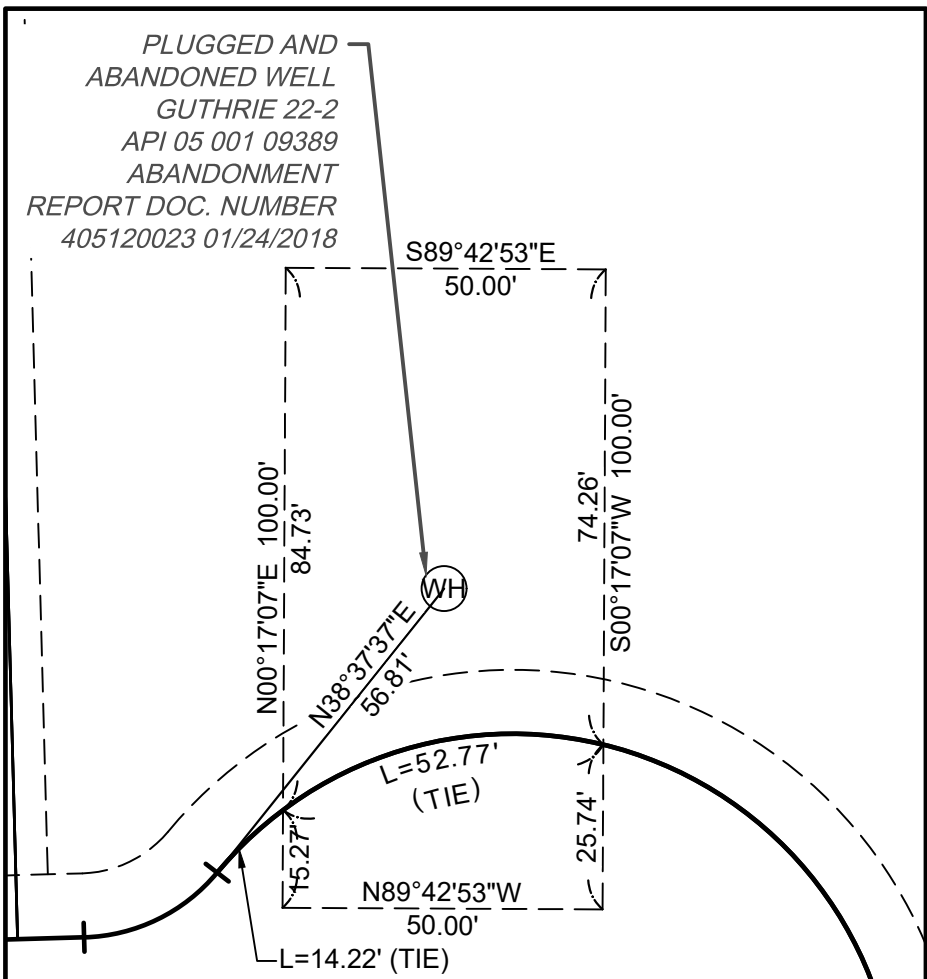
KEY MAP  
N.T.S.

## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT & TRACT LINE
- GAS SETBACK
- UTILITY AND DRAINAGE EASEMENT
- OIL AND NATURAL GAS LINE
- SET 18" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965" UNLESS OTHERWISE NOTED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 23899 R NOBBE"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38286"
- FOUND NO. 4 REBAR
- BLOCK NUMBER
- SECTION CORNER AS NOTED
- SQ. FT.
- AC.
- ROW
- U.E.
- D.E.
- (NR)
- SURVEY MONUMENT IN MONUMENT BOX TO BE SET AT ALL CENTERLINE INTERSECTIONS, PCS, PTS, AND RADIUS POINTS BY DEVELOPERS SURVEYOR UPON COMPLETION OF STREET IMPROVEMENTS IN ACCORDANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 5-0408



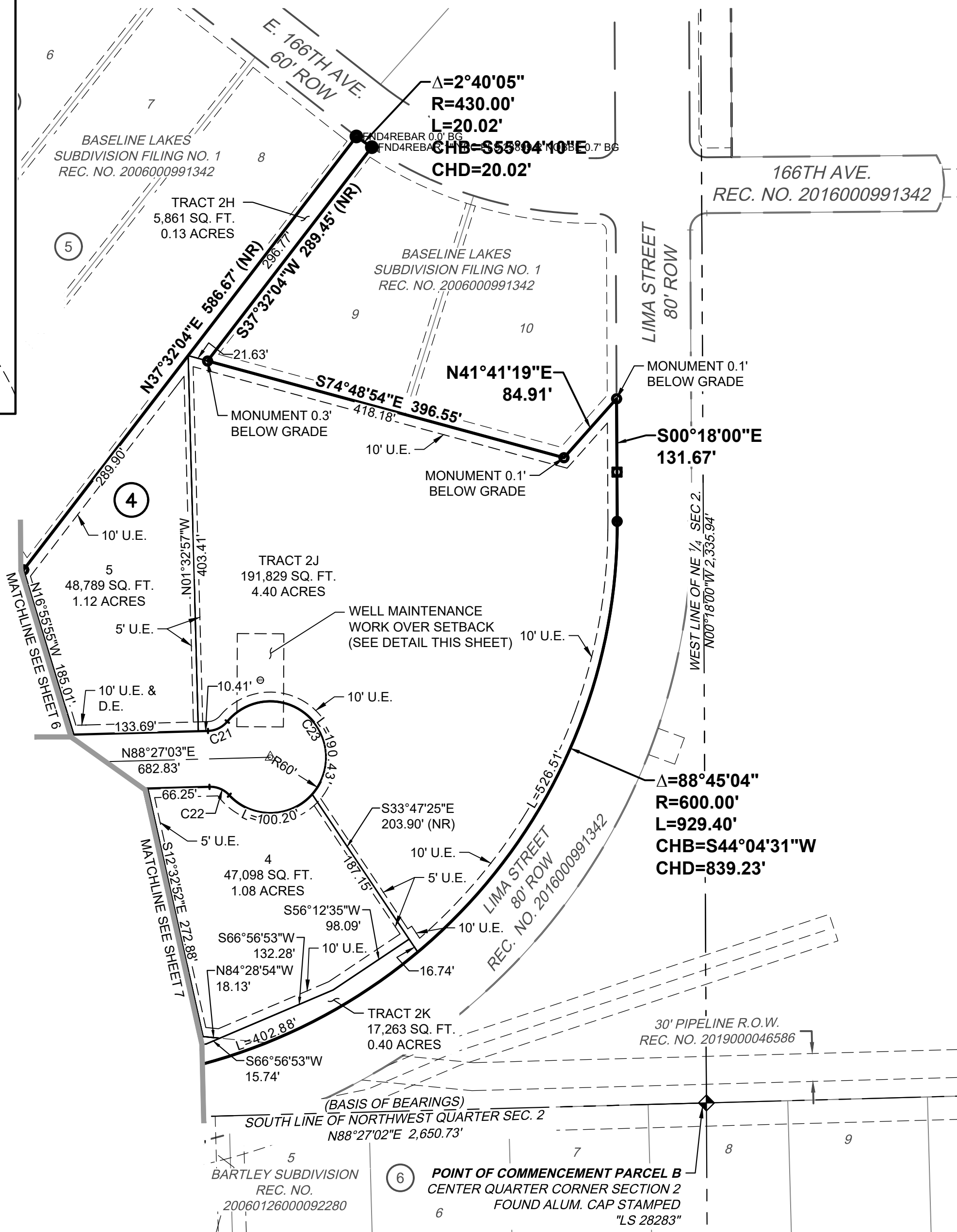
SCALE: 1" = 100'  
ORIGINAL GRAPHIC SCALE



## DETAIL

1"=30'

WELL MAINTANCE WORK OVER SETBACK  
SEE NOTES 10 AND 11 ON SHEET 2



990 south broadway  
suite 230  
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waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	03/01/2021	COUNTY COMMENTS			
2	03/31/2021	COUNTY COMMENTS			

JOB NO.	16091
PA/PM:	TJ
DRAWN:	AJ
DATE:	12/24/2020
SCALE:	1" = 50'

**BASELINE LAKES**  
FILING NO. 2

SHEET  
**8**  
Sheet 8 of 9

BASELINE LAKES FILING NO. 2

CASE NO. PRC2019-00015

A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 9

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	277°32'20"	60.00'	290.64'	S89°18'45"W	79.09'
C2	48°46'10"	28.00'	23.83'	S25°04'20"E	23.12'
C3	48°16'36"	28.00'	23.59'	N23°56'19"E	22.90'
C4	90°00'00"	25.00'	39.27'	N44°18'45"E	35.36'
C5	90°00'00"	25.00'	39.27'	S45°41'15"E	35.36'
C6	90°00'00"	25.00'	39.27'	N45°41'15"W	35.36'
C7	90°00'00"	25.00'	39.27'	S44°18'45"W	35.36'
C8	88°05'26"	25.00'	38.44'	N43°19'32"E	34.76'
C9	89°59'28"	25.02'	39.30'	N45°42'55"W	35.39'
C10	48°46'10"	28.00'	23.83'	N23°41'50"E	23.12'
C11	48°46'10"	28.00'	23.83'	S25°04'20"E	23.12'
C12	277°32'20"	60.00'	290.64'	N89°18'45"E	79.09'
C13	90°00'00"	18.00'	28.27'	N06°09'48"E	25.46'
C14	37°17'14"	200.00'	130.16'	N20°11'35"W	127.87'
C15	90°00'00"	18.00'	28.27'	S43°27'03"W	25.46'
C16	90°00'00"	18.00'	28.27'	S46°32'57"E	25.46'
C17	90°00'00"	18.00'	28.27'	S46°32'57"E	25.46'
C18	90°00'00"	18.00'	28.27'	S43°27'03"W	25.46'
C19	90°00'00"	18.00'	28.27'	S43°27'02"W	25.46'
C20	90°00'00"	18.00'	28.27'	N46°32'58"W	25.46'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	48°46'10"	28.00'	23.83'	S64°03'58"W	23.12'
C22	48°46'10"	28.00'	23.83'	N67°09'52"W	23.12'
C23	277°32'20"	60.00'	290.64'	N01°32'57"W	79.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°41'15"W	74.15'
L2	S89°18'45"W	35.71'
L3	S00°41'15"E	72.51'
L4	S16°07'38"E	31.00'





## 27J Schools

Kerrie Monti – Planning Manager  
1850 Egbert Street, Suite 140, Brighton, CO 80601  
Superintendent Chris Fiedler, Ed.D.

**27J Schools Board of Education**  
Greg Piotraschke, President  
Blaine Nickeson, Vice President  
Kevin Kerber, Director  
Lloyd Worth, Director  
Tom Green, Director  
Mandy Thomas, Director  
Mary Vigil, Director

DATE: September 22, 2020

### **SUBDIVISION NAME: Todd Creek Baseline Lakes F2**

LOCATION: Generally E. 168<sup>th</sup> Avenue and Lima Street

STATUS: Final Plat

#### **A. STUDENT GENERATION (see attached Table 1 for methodology)**

Dwelling Units	Total Students
34 SFD	26

#### **B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)**

The District requests cash in lieu of land dedication in the amount of \$9,360 (Adams County calculation).

#### **C. SCHOOL BOUNDARY AREAS**

Students from this proposed development would currently attend:

Brantner ES – 7800 E 133<sup>rd</sup> Avenue, Thornton

Quist MS – 13451 Yosemite Street, Thornton

Riverdale Ridge HS – 13380 Yosemite Street, Thornton

**D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)**

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and School District 27J. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure.

The current (as of January 1, 2021) fees negotiated for this program are as follows: \$865 per single family residential unit and \$494 per multi-family unit.

**SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:**

- 1. The District requests cash in lieu of land dedication in the amount of \$9,360.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the residential units planned for Todd Creek Baseline Lakes Filing 2, the tax-deductible capital facility fees are projected to be \$29,410. If lots are sold by the developer, the participant agreement may be assigned to the builder for those lots. CFFF fees may be paid in a lump sum or by lot as permits are pulled. We would appreciate your support of our students, families, and community.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

*Kerrie Monti*

Kerrie Monti  
Planning Manager

Attachment

## Adams County Subdivision (Rural Residential)

**Table 1 - Adams County Student Generation and Facilities Requirements**

Dwelling Unit Type	Number of DUs	Population Rate	Population Generated	Student Generation Rate	Number of Students	Land Area Required per Student	Number of Acres	Land Value per Acre	School District Fee
SFD	34	3.278	111.452	0.775	26.35	0.026	0.6851	\$13,662	\$9,359.84
SFA		2.533	0	0.364	0	0.026	0	\$13,662	\$0.00
TH/C		2.216	0	0.303	0	0.026	0	\$13,662	\$0.00
Apartment		2.007	0	0.195	0	0.026	0	\$13,662	\$0.00
Mobile Home		2.803	0	0.512	0	0.026	0	\$13,662	\$0.00
<b>Total</b>	<b>34</b>		<b>111.452</b>		<b>26.35</b>		<b>0.6851</b>		<b>\$9,359.84</b>

Land Dedication Provided	0
--------------------------	---

**Table 2 - SD27J Capital Facility Fee Foundation Contributions**

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	34	\$865.00	\$29,410.00
SFA	0	\$865.00	\$0.00
TH/C	0	\$494.00	\$0.00
Apartment	0	\$494.00	\$0.00
<b>Total</b>	<b>34</b>		<b>\$29,410.00</b>

# **FINAL PROTECTION REPORT**

## **Baseline Lakes**

Adams County, CO

September 24, 2020

Prepared for:

**Baseline Lakes Holdings, LLC**

Attn: Ryan Carlson

Carlson Associates

PO Box 247

Eastlake, CO 80614-0247

Prepared by:

**Ware Malcomb**

900 S. Broadway

Suite 320

Denver, CO 80209

P: 303.561.3333



Thomas C. Jansen, PE No. 35942

Principal

## **I. GENERAL LOCATION AND DESCRIPTION**

### **A. Site Location**

The Baseline Lakes project site is located on ±223 acres of land located in the southeast quarter section of Section 3, and the north half of Section 2, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado. The site is located south of E. 168th Avenue, west of Tucson Street, and east of Yosemite Street.

### **B. Existing Potable Water System**

Information regarding existing water facilities have been gathered from the Todd Creek Village Metropolitan District. There was a fire flow test preformed and the results are as follows:

The hydrants on the 66<sup>th</sup> and Lima on the east side had static pressure of 126psi and 94psi residual pressure with the flow hydrant showing 1755gpm @ 75psi.

The hydrants on the 164<sup>th</sup> and Kingston on the north side had static pressure of 117psi and 90psi residual pressure with the flow hydrant showing 1755gpm @ 75psi.

An existing 12-inch water main currently runs within Lima Street from the intersection of East 168<sup>th</sup> Avenue south, along 164<sup>th</sup> Avenue and Havana Street. Another existing 12-inch waterline runs north from 164<sup>th</sup> Avenue up through Joliet Street and 166<sup>th</sup> Place.

The attached Sheet 01 shows the locations of existing fire hydrants.

A. Proposed Potable Water System

The proposed local streets will contain 8-inch PVC waterlines which will be connected to the existing 12" mains in Havana Street and Joliet Street. The new waterlines will be interconnected through the entire site. All fire hydrants connections will be 6" ductile iron pipe. The attached sheet EX-1 shows the locations of all new fire hydrants.

A WaterCAD model was prepared for this development utilizing Todd Creek Village Metropolitan District criteria. Using the pressures provided by the Fire Flow Test, scenarios were run for the proposed project including Static HGL with No Demand, Static HGL with Peak Hour Demands, Maximum Day Demands and Max Day Demands plus Fire Demand.

Max Day: Max Pressure = 122 psi, Min Pressure = 99 psi

Max Daily + Fire Flow: Min Pressure = 51 psi, Max Velocity = 0.16 fps

Peak Hour: Min Pressure = 99 psi, Max Velocity = 0.50 fps

Fire Flow Rate = 2,000 gpm

Design criteria used is as follows:

3.45 persons per dwelling

Average Day = 150 gallons per person per day

Maximum Daily = 3.2 x Average Day (Residential)

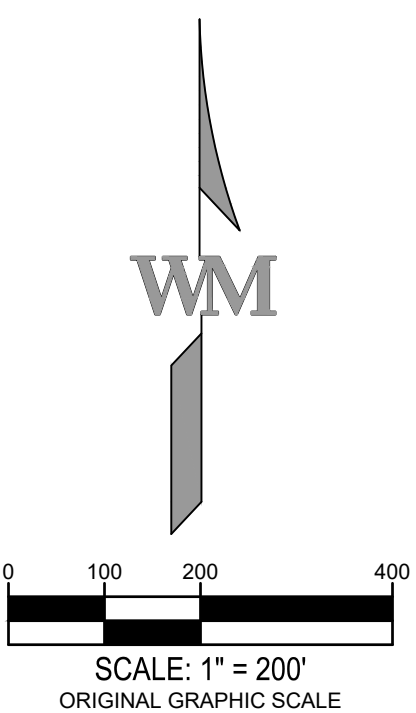
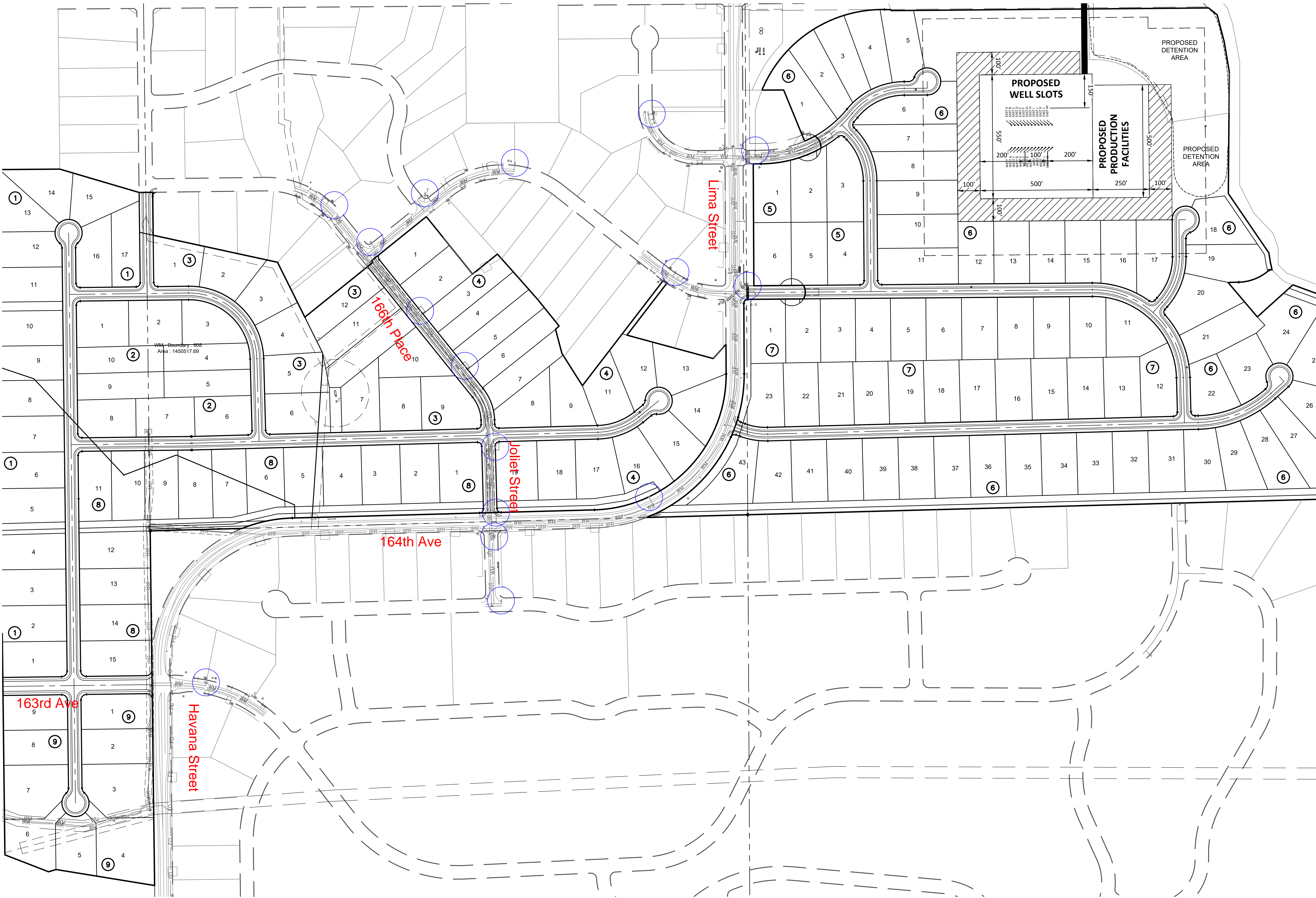
Maximum Hourly = 5.76 x Average Day (Residential)

Spreadsheets detailing the pipe flows, velocities and pressures at junctions called out within the WaterCAD model can be provided upon request.

**III. REFERENCES**

1. *Todd Creek Village Metropolitan District Rules and Regulations*, Todd Creek, November 14, 2017.
2. *Bentley WaterCAD V8i (SELECT series 6)*, 2016 Bentley Systems, Incorporated.





990 south broadway  
suite 230  
denver, co 80209  
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waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.			DATE			REMARKS		

NO.			DATE			REMARKS		

JOB NO.
PA/PM:
DRAWN:
DATE:
SCALE:

**BASELINE LAKES**  
EXISTING FIRE HYDRANT LOCATION EXHIBIT







**Land Title Guarantee Company  
Customer Distribution**



***PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.***

Order Number: **ABC70593425.2-2**

Date: **09/10/2021**

Property Address: **BASELINE LAKES SUBDIVISION FILING NO. 2 PLAT MASTER, N/A, CO**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

---

**For Closing Assistance**

**For Title Assistance**

Scott Bennetts  
5975 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
(303) 850-4175 (Work)  
[sbennetts@ltgc.com](mailto:sbennetts@ltgc.com)

---

**Seller/Owner**

BASELINE LAKES HOLDINGS, LLC  
Attention: RYAN CARLSON  
12460 1ST STREET  
EASTLAKE, CO 80614  
(303) 898-0603 (Work)  
[ryancarlson@carlsonland.net](mailto:ryancarlson@carlsonland.net)  
Delivered via: Electronic Mail



## Land Title Guarantee Company Estimate of Title Fees

Order Number: **ABC70593425.2-2**

Date: **09/10/2021**

Property Address: **BASELINE LAKES SUBDIVISION FILING NO. 2 PLAT MASTER, N/A, CO**

Parties:

**TAYLOR R. CARLSON, AS TO AN UNDIVIDED 24.25% INTEREST; AND CORY J. THORNTON, AS TO AN UNDIVIDED 24.25% INTEREST; AND BRADLEY W. PENWELL, AS TO AN UNDIVIDED 24.25% INTEREST; AND RYAN L. CARLSON, AS TO AN UNDIVIDED 24.25% INTEREST; AND JENNY L. MOORE, AS TO AN UNDIVIDED 3% INTEREST, AS TO THOSE PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED JULY 30, 2018 UNDER RECEPTION NO. 2018000061208; AND BASELINE LAKES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THE REMAINDER**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
	<b>Total TBD</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</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 effect of these documents on your property.

### Chain of Title Documents:

[Adams county recorded 08/16/2004 under reception no. 774140](#)

[Adams county recorded 08/16/2004 under reception no. 774340](#)

[Adams county recorded 07/13/2006 under reception no. 708970](#)

[Adams county recorded 08/20/2012 under reception no. 2012000061450](#)

[Adams county recorded 08/12/2016 under reception no. 2016000066282](#)

[Adams county recorded 07/09/2018 under reception no. 2018000054845](#)

[Adams county recorded 07/30/2018 under reception no. 2018000061208](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: ABC70593425.2-2

**Property Address:**

BASELINE LAKES SUBDIVISION FILING NO. 2 PLAT MASTER, N/A, CO

**1. Effective Date:**

09/03/2021 at 5:00 P.M.

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

"ALTA" Owner's Policy 06-17-06  
Proposed Insured:

TBD

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

A FEE SIMPLE

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

TAYLOR R. CARLSON, AS TO AN UNDIVIDED 24.25% INTEREST; AND CORY J. THORNTON, AS TO AN UNDIVIDED 24.25% INTEREST; AND BRADLEY W. PENWELL, AS TO AN UNDIVIDED 24.25% INTEREST; AND RYAN L. CARLSON, AS TO AN UNDIVIDED 24.25% INTEREST; AND JENNY L. MOORE, AS TO AN UNDIVIDED 3% INTEREST, AS TO THOSE PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED JULY 30, 2018 UNDER RECEPTION NO. 2018000061208; AND BASELINE LAKES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THE REMAINDER

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

PARCEL A

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE EAST HALF OF SECTION 3, TOGETHER WITH TRACT J,, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°43'12" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWO A DISTANCE OF 1,573.22 FEET;

THENCE NORTH 80°45'34" WEST A DISTANCE OF 443.01 FEET;

THENCE SOUTH 72°52'20" WEST A DISTANCE OF 34.34 FEET;

THENCE NORTH 68°48'28" WEST A DISTANCE OF 207.94 FEET;

THENCE NORTH 00°40'36" WEST A DISTANCE OF 2,163.64 FEET TO THE SOUTHWEST CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: ABC70593425.2-2**

TENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 71°25'12" EAST A DISTANCE OF 162.93 FEET;
- 2) SOUTH 43°03'17" EAST A DISTANCE OF 584.32 FEET;
- 3) NORTH 69°04'49" EAST A DISTANCE OF 248.73 FEET;
- 4) SOUTH 67°09'06" EAST A DISTANCE OF 568.91 FEET;
- 5) SOUTH 01°32'58" EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE;

TENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°27'02" WEST A DISTANCE OF 11.63 FEET TO A POINT OF CURVATURE;
- 2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°22'30", A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 227.59 FEET AND A CHORD THAT BEARS SOUTH 78°16'26" WEST A DISTANCE OF 226.39 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION TWO;

TENCE SOUTH 88°27'02" WEST ALONG SAID SOUTH LINE A DISTANCE OF 408.66 FEET TO THE POINT OF BEGINNING.

**PARCEL B**

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 TOGETHER WITH TRACTS J AND S, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

TENCE NORTH 88°10'35" WEST A DISTANCE OF 679.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE AND THE POINT OF BEGINNING;

TENCE SOUTH 88°27'02" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1,252.64 FEET TO THE SOUTHEAST CORNER OF TRACT I, BASELINE LAKES SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 200600091342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

TENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°51'44" EAST A DISTANCE OF 690.57 FEET;
- 2) NORTH 00°05'55" WEST A DISTANCE OF 41.40 FEET;
- 3) NORTH 26°26'19" WEST A DISTANCE OF 176.85 FEET TO A POINT ON THE BOUNDARY OF SAID BASELINE LAKES SUBDIVISION - FILING NO. 1;

TENCE ALONG SAID BOUNDARY OF BASELINE LAKES SUBDIVISION FILING NO. 1 THE FOLLOWING

## ALTA COMMITMENT

Old Republic National Title Insurance Company

### Schedule A

Order Number: ABC70593425.2-2

SIXTEEN (16) COURSES;

- 1) NORTH 51°09'48" EAST A DISTANCE OF 386.88 FEET;
- 2) NORTH 38°50'12" WEST A DISTANCE OF 9.41 FEET;
- 3) NORTH 51°09'48" EAST A DISTANCE OF 312.36 FEET;
- 4) SOUTH 38°50'12" EAST A DISTANCE OF 327.08 FEET;
- 5) NORTH 51°09'48" EAST A DISTANCE OF 141.36 FEET;
- 6) SOUTH 41°41'59" EAST A DISTANCE OF 145.71 FEET;
- 7) SOUTH 41°24'06" EAST A DISTANCE OF 124.87 FEET;
- 8) SOUTH 38°53'25" EAST A DISTANCE OF 149.49 FEET;
- 9) SOUTH 45°08'56" WEST A DISTANCE OF 21.88 FEET;
- 10) SOUTH 14°51'04" EAST A DISTANCE OF 109.72 FEET;
- 11) SOUTH 32°22'12" EAST A DISTANCE OF 169.84 FEET;
- 12) NORTH 37°32'04" EAST A DISTANCE OF 586.67 FEET TO A POINT OF CURVATURE;
- 13) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°40'05", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 20.02 FEET AND A CHORD THAT BEARS SOUTH 55°04'10" EAST A DISTANCE OF 20.02 FEET;
- 14) SOUTH 37°32'04" WEST A DISTANCE OF 289.45 FEET;
- 15) SOUTH 74°48'54" EAST A DISTANCE OF 396.55 FEET;
- 16) NORTH 41°41'19" EAST A DISTANCE OF 84.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LIMA STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 00°18'00" EAST A DISTANCE OF 131.67 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°45'04", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 929.40 FEET AND A CHORD THAT BEARS SOUTH 44°04'31" WEST A DISTANCE OF 839.23 FEET TO THE POINT OF BEGINNING.

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABC70593425.2-2

**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.**

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: ABC70593425.2-2

**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. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. RESERVATION OF ALL COAL THAT MAY BE UNDERNEATH THE SURFACE OF THE LAND HEREIN DESCRIBED; ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY BE NECESSARY FOR THE PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR THE TRANSPORTATION OF THE COAL FROM THE SAME, IN DEED FROM UNION PACIFIC RAILWAY AND TELEGRAPH COMPANY RECORDED JUNE 18, 1889 IN BOOK A11 AT PAGE [502](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.**

**NOTE: QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE [281](#).**

- 10. RESERVATION OF ALL COAL THAT MAY BE UNDERNEATH THE SURFACE OF THE LAND HEREIN DESCRIBED; ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY BE NECESSARY FOR THE PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISED AND FOR THE TRANSPORTATION OF THE COAL FROM THE SAME, IN DEED FROM UNION PACIFIC RAILWAY AND TELEGRAPH COMPANY RECORDED JUNE 18, 1884 IN BOOK 497 AT PAGE [415](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.**

**NOTE: QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE [281](#).**

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: [ABC70593425.2-2](#)

11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 10, 1905 IN BOOK 16 AT PAGE [300](#).
12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT BY AND BETWEEN IDA S. GUTHRIE AND CARL C. SELTZER AND R.V. CARLSON RECORDED OCTOBER 09, 1956 IN BOOK 631 AT PAGE [252](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT BY AND BETWEEN ABNER P. GUTHRIE AND CARL C. SELTZER RECORDED APRIL 30, 1963 IN BOOK 1063 AT PAGE [271](#).
14. EASEMENT GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC., FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 29, 1968, IN BOOK 1459 AT PAGE [172](#).
15. OIL AND GAS LEASE BETWEEN ABNER GUTHRIE AND VIOLET GUTHRIE AND TOM VESSELS, RECORDED MAY 28, 1970 IN BOOK 1601 AT PAGE [50](#), AND ALL ASSIGNMENTS THEREOF AND INTERESTS THEREIN.  
LEASE MODIFICATION AGREEMENT RECORDED NOVEMBER 13, 1979 IN BOOK 1643 AT PAGE [426](#).  
AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION RECORDED DECEMBER 13, 1971 IN BOOK 1763 AT PAGE [492](#).  
DECLARATION OF UNITIZATION RECORDED FEBRUARY 21, 1975 IN BOOK 1978 AT PAGE [761](#).  
PRODUCTION AFFIDAVIT RECORDED JANUARY 26, 1989 IN BOOK 3530 AT PAGE [617](#).  
AMENDED DECLARATION OF UNITIZATION RECORDED JANUARY 2, 1987 IN BOOK 3254 AT PAGE [525](#).  
AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED DECEMBER 18, 1992 IN BOOK 4000 AT PAGE [977](#).  
AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED MARCH 31, 1993 IN BOOK 4045 AT PAGE [309](#).  
DECLARATION OF UNIT RECORDED OCTOBER 12, 1993 IN BOOK 4167 AT PAGE [866](#).  
NOTICES OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED DECEMBER 5, 2000 UNDER RECEPTION NOS. [C0738225](#), [C0738226](#) AND UNDER RECEPTION NO. [C0738230](#).
16. EASEMENT GRANTED TO SELTZER FARMS, INC., FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 22, 1972, IN BOOK 1786 AT PAGE [970](#).
17. EASEMENT GRANTED TO MOUNTAIN VIEW WATER USERS ASSOCIATION, FOR WATER LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 21, 1977, IN BOOK 2183 AT PAGE [856](#).
18. MINERAL RIGHTS AS CONVEYED IN DEEDS RECORDED FEBRUARY 6, 1984 IN BOOK 2837 AT PAGES [337](#) AND [338](#); AND SEPTEMBER 12, 1985 IN BOOK 3047 AT PAGES [813](#) AND [814](#).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** ABC70593425.2-2

19. THE EFFECT OF RELEASE AND DAMAGE PAYMENT RECEIPT RECORDED JUNE 26, 1984 IN BOOK 2888 AT PAGE [155](#).
20. RIGHT OF WAY FOR MOVING DRILLING EQUIPMENT IN AND OUT AND FOR RELATED PURPOSES AS GRANTED IN INSTRUMENT RECORDED JUNE 26, 1984 IN BOOK 2888 AT PAGE [155](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED JUNE 29, 1984 IN BOOK 2889 AT PAGE [459](#).
22. THE EFFECT OF RELEASE AND DAMAGE PAYMENT RECEIPT RECORDED DECEMBER 11, 1984 IN BOOK 2945 AT PAGE [954](#).
23. RIGHT OF WAY FOR MOVING DRILLING EQUIPMENT IN AND OUT AND FOR RELATED PURPOSES, AS GRANTED IN INSTRUMENT RECORDED DECEMBER 11, 1984 IN BOOK 2945 AT PAGE [954](#).
24. RIGHT OF WAY EASEMENT AS GRANTED TO VESSELS OIL & GAS COMPANY IN INSTRUMENT RECORDED MARCH 13, 1985, IN BOOK 2976 AT PAGE [687](#).
25. CONVEYANCE OF WATER RIGHTS IN INSTRUMENTS RECORDED JUNE 21, 1985 IN BOOK 3015 AT PAGE [964](#) AND JANUARY 21, 1986 IN BOOK 3100 AT PAGE [960](#).
26. COVENANTS RELATING TO WATER RIGHTS RECORDED JUNE 21, 1985 IN BOOK 3015 AT PAGE [967](#), AND JANUARY 21, 1986 IN BOOK 3100 AT PAGES [952](#) AND [956](#).
27. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPELINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE [961](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY CONTRACT RECORDED APRIL 01, 1992 IN BOOK 3885 AT PAGE [740](#).
29. GAS LINE DISCLOSED IN PERMIT RECORDED FEBRUARY 23, 1996 IN BOOK 4687 AT PAGE [867](#).
30. MINERAL RIGHTS AS CONVEYED IN DEED RECORDED JULY 10, 1996 IN BOOK 4791 AT PAGE [630](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
31. MINERAL RIGHTS AS CONVEYED IN DEED RECORDED MARCH 25, 1998 IN BOOK 5273 AT PAGE [182](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
32. CONVEYANCE OF WATER RIGHTS AND RELATED RIGHTS TO CITY OF WESTMINSTER IN INSTRUMENT RECORDED OCTOBER 26, 2000 UNDER RECEPTION NO. [C0725617](#).
33. NOTICE OF RIGHT TO USE SURFACE OF THE LANDS RECORDED DECEMBER 19, 2000 UNDER RECEPTION NO. [C0742925](#).
34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION RECORDED MARCH 12, 2002 UNDER RECEPTION NO. [C0938822](#) (TODD CREEK VILLAGE).
35. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. [C0971622](#).
36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED JULY 22, 2002 UNDER RECEPTION NO. [C0999711](#).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** ABC70593425.2-2

37. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TODD CREEK VILLAGE PRELIMINARY PUD PLAN RECORDED AUGUST 23, 2002 UNDER RECEPTION NO. [C1014679](#).
38. RESERVATION BY THE SELLER OF RIGHTS TO "ALL OIL AND GAS ROYALTIES PAYABLE UNDER ANY AND ALL LEASES EXISTING IN EFFECT AT TIME OF CLOSING" IN DEEDS RECORDED AUGUST 16, 2004 UNDER RECEPTION NO. [20040816000774140](#) AND UNDER RECEPTION NO. [20040816000774340](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

NOTE: STIPULATION OF INTEREST AND CROSS CONVEYANCE RECORDED APRIL 21, 2016 UNDER RECEPTION NO. [2016000030532](#).

39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADAMS COUNTY ZONING HEARING DECISION RECORDED OCTOBER 28, 2005 UNDER RECEPTION NO. [20051028001189920](#). (BASELINE LAKES PLANNED UNIT DEVELOPMENT)
40. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BASELINE LAKES SUBDIVISION PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN RECORDED DECEMBER 12, 2005 UNDER RECEPTION NO. [1358120](#).
41. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INCLUSION AGREEMENT RECORDED MARCH 23, 2006 UNDER RECEPTION NO. [20060323000297050](#), (TODD CREEK VILLAGE PARK AND RECREATION DISTRICT).
42. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INCLUSION AGREEMENT RECORDED MARCH 23, 2006 UNDER RECEPTION NO. [20060323000297070](#). (EAGLE SHADOW METROPOLITAN DISTRICT NO. 1).
43. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MARCH 31, 2006 UNDER RECEPTION NO. [20060331000327090](#).
44. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MARCH 31, 2006 UNDER RECEPTION NO. [20060331000327100](#).
45. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE SHADOW METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 17, 2006, UNDER RECEPTION NO. [20060417000388370](#).

RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAGLE SHADOW METROPOLITAN DISTRICT NO. 1 IN CONNECTION THEREWITH RECORDED OCTOBER 30, 2018 UNDER RECEPTION NO. [2018000087953](#)

NOTE: ORDER OF EXCLUSION RECORDED APRIL 13, 2009 UNDER RECEPTION NO. [2009000025678](#) (AFFECTS TRACT I, BASELINE LAKES SUBDIVISION - FILING NO. 1)

46. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE TODD CREEK VILLAGE PARK AND RECREATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 17, 2006, UNDER RECEPTION NO. [20060417000388430](#).
47. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT FOR WATER SERVICES, AS DISCLOSED IN MEMORANDUM RECORDED JULY 13, 2006 UNDER RECEPTION NO. [20060713000708930](#).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: ABC70593425.2-2

48. WATER AND WATER RIGHTS, RESERVOIRS AND RESERVOIR RIGHTS AS CONVEYED TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 BY THE DEED RECORDED JULY 13, 2006 UNDER RECEPTION NO. 20060713000708940.
49. CONVEYANCE OF WATER RIGHTS TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 IN INSTRUMENTS RECORDED JULY 13, 2006 UNDER RECEPTION NO. 20060713000708950 AND UNDER RECEPTION NO. 20060713000708960, AND OCTOBER 6, 2006 UNDER RECEPTION NO. 2006000987438.
50. HEADGATE AND PUMP AS CONVEYED TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 BY THE DEED RECORDED JULY 13, 2006 UNDER RECEPTION NO. 20060713000708970.
51. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT SPECIAL WARRANTY DEED TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 RECORDED JULY 13, 2006 UNDER RECEPTION NO. 20060713000708980.
52. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT SPECIAL WARRANTY DEED TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 RECORDED JULY 13, 2006 UNDER RECEPTION NO. 20060713000708990.
53. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION, ADAMS COUNTY COMMISSIONERS, RECORDED JULY 14, 2006 UNDER RECEPTION NO. 20060714000713290.
54. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BASELINE LAKES SUBDIVISION PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN RECORDED OCTOBER 18, 2006 UNDER RECEPTION NO. 2006000991341, AND AS AMENDED IN INSTRUMENT RECORDED JULY 22, 2021 UNDER RECEPTION NO. 2021000087423.  
  
RESOLUTION NO. 2021-342 RECORDED JUNE 24, 2021 UNDER RECEPTION NO. 2021000076134.
55. OIL WELLS, EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED OCTOBER 18, 2006 UNDER RECEPTION NO. 2006000991342.  
  
NOTE: RATIFICATION AND CONFIRMATION OF PLAT BY TRD DEVELOPMENT, LLC, RECORDED SEPTEMBER 17, 2007 UNDER RECEPTION NO. 2007000088611.  
  
NOTE: RATIFICATION AND CONFIRMATION OF PLAT BY TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 RECORDED SEPTEMBER 17, 2007 UNDER RECEPTION NO. 2007000088612.
56. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SURFACE USE AGREEMENT RECORDED NOVEMBER 09, 2006 UNDER RECEPTION NO. 2006000999256.
57. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AND AGREEMENT RECORDED NOVEMBER 09, 2006 UNDER RECEPTION NO. 2006000999257.
58. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED DECEMBER 06, 2006 UNDER RECEPTION NO. 3440214 (WELD COUNTY RECORDS).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** ABC70593425.2-2

59. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 02, 2007, UNDER RECEPTION NO. [2007000074144](#).
60. REQUEST FOR NOTIFICATION OF PENDING SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 07, 2007 UNDER RECEPTION NO. [2007000076064](#).
61. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT FOR WATER SERVICE RECORDED OCTOBER 02, 2007 UNDER RECEPTION NO. [2007000093311](#) AND AMENDED AND RESTATED AGREEMENT FOR WATER SERVICE RECORDED OCTOBER 10, 2017 UNDER RECEPTION NO. [2017000088125](#).
62. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 24, 2007 UNDER RECEPTION NO. [2007000116902](#).
63. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 23, 2009, UNDER RECEPTION NO. [2009000004797](#).  
  
FIRST AMENDMENT TO DECLARATION FOR BASELINE LAKES RECORDED AUGUST 31, 2010 UNDER RECEPTION NO. [2010000058376](#).  
  
SECOND AMENDMENT TO DECLARATION FOR BASELINE LAKES RECORDED MARCH 17, 2011 UNDER RECEPTION NO. [2011000017497](#).
64. WATER RIGHTS AS CONVEYED TO TODD CREEK FARMS METROPOLITAN DISTRICT NO. 1 WATER ACTIVITY ENTERPRISE LEASING TRUST, 2006 BY THE DEED RECORDED FEBRUARY 24, 2010 UNDER RECEPTION NO. [2010000012071](#).  
  
INDEMNIFICATION AGREEMENT IN CONNECTION THEREWITH RECORDED MAY 13, 2010 UNDER RECEPTION NO. [2010000031818](#).
65. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED AUGUST 20, 2012 UNDER RECEPTION NO. [2012000061448](#).
66. WATER RIGHTS AS CONVEYED TO H30 LLC, A COLORADO LIMITED LIABILITY COMPANY BY THE DEED RECORDED JULY 2, 2014 UNDER RECEPTION NO. [2014000042202](#).
67. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE USE AGREEMENT RECORDED SEPTEMBER 19, 2014 UNDER RECEPTION NO. [2014000063927](#).
68. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LETTER OF AGREEMENT BY AND BETWEEN BASELINE LAKES LLC AND MERIT ENERGY COMPANY, INC. RECORDED SEPTEMBER 19, 2014 UNDER RECEPTION NO. [2014000063928](#).



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** ABC70593425.2-2

69. ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERAL RIGHTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORATION AS CONVEYED TO BL RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY BY THE DEED RECORDED APRIL 14, 2016 UNDER RECEPTION NO. [2016000028457](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
70. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED AND AGREEMENT RECORDED FEBRUARY 24, 2017 UNDER RECEPTION NO. [2017000017230](#).
71. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF RIGHT OF WAY AGREEMENT RECORDED JUNE 17, 2019 UNDER RECEPTION NO. [2019000046586](#).

RELEASE OF TEMPORARY WORKSPACE IN CONNECTION THEREWITH RECORDED FEBRUARY 25, 2021 UNDER RECEPTION NO. [2021000022846](#).

72. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED SEPTEMBER 18, 2019 UNDER RECEPTION NO. [2019000078036](#).
73. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT DRAINAGE EASEMENT RECORDED OCTOBER 17, 2019 UNDER RECEPTION NO. [2019000089435](#).
74. DEED OF TRUST DATED NOVEMBER 14, 2005 FROM BASELINE LAKES, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRSTIER BANK TO SECURE THE SUM OF \$3,191,000.00 RECORDED NOVEMBER 23, 2005, UNDER RECEPTION NO. [20051123001292470](#).

SAID DEED OF TRUST WAS ASSIGNED TO 2011-SIP-1 RADVC VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN ASSIGNMENT RECORDED AUGUST 10, 2011, UNDER RECEPTION NO. [2011000051092](#).

SECOND MODIFICATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED SEPTEMBER 06, 2013, UNDER RECEPTION NO. [2013000078519](#).



## 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 10-1-11(4)(a)(1), 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 GUARANTEE COMPANY OF SUMMIT COUNTY  
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.



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Company

#### NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO 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, Old Republic National Title Insurance Company, a Minnesota 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 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



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By



President

Attest



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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## WILL SERVE LETTER

August 16, 2018

Carlson Associates  
PO Box 247  
Eastlake, CO 80614

Re: Baseline Lakes Subdivisions Filings 2,3,4 & 5

Dear Carlson Associates,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at Baseline Lakes Subdivisions Filings 2,3,4 & 5.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements](#). Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Nathan Tippimanchai

Reliable Power Consultants Inc  
10190 Bannock Street, Suite 212  
Northglenn, CO 80260



August 15, 2018

Mr. David Nighswonger, PE  
Regional Operations Manager  
Ware Malcomb  
990 S. Broadway  
Denver, CO 80209

Dear Mr. Nighswonger:

United Power is the provider of electric service in the area of the proposed Baseline Lakes Subdivision Filings 2, 3, 4 & 5 located in part of the North ½ of Section 2, and part of the East ½ of the East ½ of Section 3, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested.

We look forward to this opportunity to provide electric service. If you have any questions, please give me a call at 303-637-1336.

Sincerely,

Monica Nuccio  
Project Manager – Subdivisions

MLN:sjf

LEGAL DESCRIPTION PARCEL A

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE EAST HALF OF SECTION 3, TOGETHER WITH TRACT J,, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°43'12" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWO A DISTANCE OF 1,573.22 FEET;

THENCE NORTH 80°45'34" WEST A DISTANCE OF 443.01 FEET;

THENCE SOUTH 72°52'20" WEST A DISTANCE OF 34.34 FEET;

THENCE NORTH 68°48'28" WEST A DISTANCE OF 207.94 FEET;

THENCE NORTH 00°40'36" WEST A DISTANCE OF 2,163.64 FEET TO THE SOUTHWEST CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 71°25'12" EAST A DISTANCE OF 162.93 FEET;

2) SOUTH 43°03'17" EAST A DISTANCE OF 584.32 FEET;

3) NORTH 69°04'49" EAST A DISTANCE OF 248.73 FEET;

4) SOUTH 67°09'06" EAST A DISTANCE OF 568.91 FEET;

5) SOUTH 01°32'58" EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) SOUTH 88°27'02" WEST A DISTANCE OF 11.63 FEET TO A POINT OF CURVATURE;

2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $20^{\circ}22'30''$ , A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 227.59 FEET AND A CHORD THAT BEARS SOUTH  $78^{\circ}16'26''$  WEST A DISTANCE OF 226.39 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION TWO;

THENCE SOUTH  $88^{\circ}27'02''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 408.66 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,467,856 SQUARE FEET, OR 33.697 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL B

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 TOGETHER WITH TRACTS I, J AND S, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 88°10'35" WEST A DISTANCE OF 679.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°27'02" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1,252.64 FEET TO THE SOUTHEAST CORNER OF TRACT I, BASELINE LAKES SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 200600091342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°51'44" EAST A DISTANCE OF 690.57 FEET;
- 2) NORTH 00°05'55" WEST A DISTANCE OF 41.40 FEET;
- 3) NORTH 26°26'19" WEST A DISTANCE OF 176.85 FEET TO A POINT ON THE BOUNDARY OF SAID BASELINE LAKES SUBDIVISION - FILING NO. 1;

THENCE ALONG SAID BOUNDARY OF BASELINE LAKES SUBDIVISION FILING NO. 1 THE FOLLOWING SIXTEEN (16) COURSES;

- 1) NORTH 51°09'48" EAST A DISTANCE OF 386.88 FEET;
- 2) NORTH 38°50'12" WEST A DISTANCE OF 9.41 FEET;
- 3) NORTH 51°09'48" EAST A DISTANCE OF 312.36 FEET;
- 4) SOUTH 38°50'12" EAST A DISTANCE OF 327.08 FEET;
- 5) NORTH 51°09'48" EAST A DISTANCE OF 141.36 FEET;
- 6) SOUTH 41°41'59" EAST A DISTANCE OF 145.71 FEET;

- 7) SOUTH 41°24'06" EAST A DISTANCE OF 124.87 FEET;
- 8) SOUTH 38°53'25" EAST A DISTANCE OF 149.49 FEET;
- 9) SOUTH 45°08'56" WEST A DISTANCE OF 21.88 FEET;
- 10) SOUTH 14°51'04" EAST A DISTANCE OF 109.72 FEET;
- 11) SOUTH 32°22'12" EAST A DISTANCE OF 169.84 FEET;
- 12) NORTH 37°32'04" EAST A DISTANCE OF 586.67 FEET TO A POINT OF CURVATURE;
- 13) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°40'05", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 20.02 FEET AND A CHORD THAT BEARS SOUTH 55°04'10" EAST A DISTANCE OF 20.02 FEET;
- 14) SOUTH 37°32'04" WEST A DISTANCE OF 289.45 FEET;
- 15) SOUTH 74°48'54" EAST A DISTANCE OF 396.55 FEET;
- 16) NORTH 41°41'19" EAST A DISTANCE OF 84.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LIMA STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 00°18'00" EAST A DISTANCE OF 131.67 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°45'04", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 929.40 FEET AND A CHORD THAT BEARS SOUTH 44°04'31" WEST A DISTANCE OF 839.23 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,627,679 SQUARE FEET, OR 37.366 ACRES, MORE OR LESS.





# Statement Of Taxes Due

Account Number R0180828

Assessed To

Parcel 0157103400002

CARLSON TAYLOR R UND 24.25% INT AND  
C/O:THORNTON CORY J UND 24.25% INT ET ALS  
PO BOX 247  
EASTLAKE, CO 80614-0247

## Legal Description

## Situs Address

SECT,TWN,RNG 2-1-67 DESC: FILING 4B PARC OF LAND IN THE NE4 OF SEC 3 DESC AS FOLS BEG AT THE E4 COR OF SD 0  
SEC 3 SD PT BEING THE TRUE POB TH ALG THE ELY LN OF SEC 3 S 00D 43M 31S E 1573/25 FT TH N 80D 45M 34S W 443/14  
FT TH S 72D 52M 20S W 443/14 FT TH S 72D 52M 20S W 34/34 FT TH N 68D 48M 28S W 207... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$9,641.74	\$0.00	\$0.00	(\$9,641.74)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 09/17/2021</b>					<b>\$0.00</b>

Tax Billed at 2020 Rates for Tax Area 012 - 012

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$287.43	UNIM LND 10-34.99 AC	\$270,072	\$78,320
FIRE DISTRICT 6 - GREATER B	11.7950000	\$923.78			
GENERAL	22.7730000	\$1,783.60	Total	\$270,072	\$78,320
RETIREMENT	0.3140000	\$24.59			
ROAD/BRIDGE	1.3000000	\$101.82			
DEVELOPMENTALLY DISABLED	0.2570000	\$20.13			
SD 27 BOND (Brighton)	22.0690000	\$1,728.44			
SD 27 GENERAL (Brighton)	26.6760000*	\$2,089.26			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$7.83			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$70.49			
SOCIAL SERVICES	2.2530000	\$176.45			
EAGLE SHADOW METRO DIST NO	20.0000000	\$1,566.40			
TODD CREEK VILLAGE PARK & R	10.0000000	\$783.20			
EAGLE SHADOW METRO SUBDISTR	1.0000000	\$78.32			
Taxes Billed 2020	123.1070000	\$9,641.74			

\* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

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

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



# Statement Of Taxes Due

Account Number R0180826

Assessed To

Parcel 0157102200005

CARLSON TAYLOR R UND 24.25% INT AND  
C/O:THORNTON CORY J UN 24.25 INT ET ALS  
PO BOX 247  
EASTLAKE, CO 80614-0247

## Legal Description

## Situs Address

SEC,TWN,RNG, 2-1-67 DESC: FILING 4A PARC OF LAND IN THE NW4 SEC 2 DESC AS FOLS BEG AT THE W4 COR OF SD SEC 0  
2 TH N 88D 27M 02S E TH ALG A NON TANG CURV TO THE RT WHOSE CHD BRS N 78D 16M 06S E 226/27 FT HAV A RAD OF  
640 FT A CENT ANG OF 20D 21M 51S AN ARC DIST OF 227/47 FT TO A PT OF TANG TH N 88D 27M... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$10,620.44	\$0.00	\$0.00	(\$10,620.44)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 09/17/2021</b>					<b>\$0.00</b>

Tax Billed at 2020 Rates for Tax Area 012 - 012

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$316.61	UNIM LND 35-99.99 AC	\$297,498	\$86,270
FIRE DISTRICT 6 - GREATER B	11.7950000	\$1,017.55			
GENERAL	22.7730000	\$1,964.63	Total	\$297,498	\$86,270
RETIREMENT	0.3140000	\$27.09			
ROAD/BRIDGE	1.3000000	\$112.15			
DEVELOPMENTALLY DISABLED	0.2570000	\$22.17			
SD 27 BOND (Brighton)	22.0690000	\$1,903.89			
SD 27 GENERAL (Brighton)	26.6760000*	\$2,301.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$8.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$77.64			
SOCIAL SERVICES	2.2530000	\$194.37			
EAGLE SHADOW METRO DIST NO	20.0000000	\$1,725.40			
TODD CREEK VILLAGE PARK & R	10.0000000	\$862.70			
EAGLE SHADOW METRO SUBDISTR	1.0000000	\$86.27			

Taxes Billed 2020 123.1070000 \$10,620.44

\* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

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

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

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Ryan Carlson  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:  
Physical Address: 168th Avenue and Lima Street  
Legal Description: See attached for Legal Description  
Parcel #(s): 0157103400002, 0157102200005

(PLEASE CHECK ONE):

X On the 24<sup>th</sup> day of September, 2020, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;  
or  
\_\_\_\_ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 09-21-2020      Applicant: [Signature]  
By: Ware Malcomb  
Print Name: Tom Jansen, PE - Ware Malcomb  
Address: 900 S. Broadway Ste. 230  
Denver, CO 80209

STATE OF COLORADO )  
  )  
COUNTY OF ADAMS    )

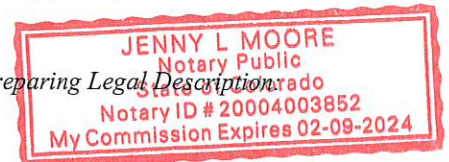
Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2020, by  
Ryan L Carlson.

Witness my hand and official seal.

My Commission expires: 01/09/2024.      [Signature]  
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description



**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Ryan Carlson

\_\_\_\_\_, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 168th Avenue and Lima Street

Legal Description: See attached for Legal Description

Parcel #(s): 0157103400002, 0157102200005

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

\_\_\_\_\_ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

 The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 09-21-2020

Applicant:

*After Recording Return To:*

By:

Print Name:

Address:

Ware Malcomb

Tom Jansen, PE - Ware Malcomb

900 S. Broadway Ste 320

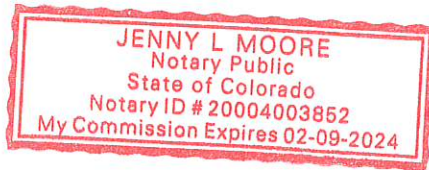
Denver, CO 80209

STATE OF COLORADO    )  
  )  
COUNTY OF ADAMS    )

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2020, by  
Ryan L. Carlson.

Witness my hand and official seal.

My Commission expires: 08/09/2024 Jenny L. Moore  
Notary Public



*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.**

# Notice of Development Application

September 23, 2020

Avi Mehler, CPL  
K.P. Kauffman Company, Inc.  
1675 Broadway, Suite 2800  
Denver, CO 80202

Mr. Mehler,

This letter is to inform you that development applications have been submitted to the Adams County Planning department for the "Baseline Lakes" property located at 164<sup>th</sup> Ave. and Havana St. Please see the attached legal descriptions. The proposal is for the development of additional single-family lots. Please feel free to call me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Carlson', is written over a horizontal line.

Ryan Carlson,  
Carlson Associates  
303-898-0603  
ryan@carlsonland.net



LEGAL DESCRIPTION PARCEL A

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE EAST HALF OF SECTION 3, TOGETHER WITH TRACT J,, BASELINE LAKES SUBDIVISION - FILING NO. 1 RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°43'12" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWO A DISTANCE OF 1,573.22 FEET;

THENCE NORTH 80°45'34" WEST A DISTANCE OF 443.01 FEET;

THENCE SOUTH 72°52'20" WEST A DISTANCE OF 34.34 FEET;

THENCE NORTH 68°48'28" WEST A DISTANCE OF 207.94 FEET;

THENCE NORTH 00°40'36" WEST A DISTANCE OF 2,163.64 FEET TO THE SOUTHWEST CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 71°25'12" EAST A DISTANCE OF 162.93 FEET;

2) SOUTH 43°03'17" EAST A DISTANCE OF 584.32 FEET;

3) NORTH 69°04'49" EAST A DISTANCE OF 248.73 FEET;

4) SOUTH 67°09'06" EAST A DISTANCE OF 568.91 FEET;

5) SOUTH 01°32'58" EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 164TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) SOUTH 88°27'02" WEST A DISTANCE OF 11.63 FEET TO A POINT OF CURVATURE;

2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $20^{\circ}22'30''$ , A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 227.59 FEET AND A CHORD THAT BEARS SOUTH  $78^{\circ}16'26''$  WEST A DISTANCE OF 226.39 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION TWO;

THENCE SOUTH  $88^{\circ}27'02''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 408.66 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,467,856 SQUARE FEET, OR 33.697 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL B

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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THENCE SOUTH 88°27'02" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1,252.64 FEET TO THE SOUTHEAST CORNER OF TRACT I, BASELINE LAKES SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 200600091342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

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- 2) NORTH 00°05'55" WEST A DISTANCE OF 41.40 FEET;
- 3) NORTH 26°26'19" WEST A DISTANCE OF 176.85 FEET TO A POINT ON THE BOUNDARY OF SAID BASELINE LAKES SUBDIVISION - FILING NO. 1;

# Notice of Development Application


September 23, 2020

Philip Hancock  
Great Western Operating Company  
4093 Specialty Place Unit B  
Longmont, Co. 80504

Mr. Hancock,

This letter is to inform you that development applications have been submitted to the Adams County Planning department for the "Baseline Lakes" property located at 164<sup>th</sup> Ave. and Havana St. Please see the attached legal descriptions. The proposal is for the development of additional single-family lots. Please feel free to call me with any questions or concerns.

Sincerely,

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ryan@carlsonland.net

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# Notice of Development Application

September 23, 2020

Baseline Resources, LLC  
Attn: Cory Thornton  
PO Box 247  
Eastlake, Co. 80614

Mr. Mehler,

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