



PLANNED UNIT DEVELOPMENT – MAJOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Legal Description
- 7. Certificate of Taxes Paid

Application Fees	Amount	Due
PUD Major Amendment	\$2,200	With application submittal
Tri-County Health *made payable to Tri County Health	\$210 (with public utilities) \$360 (with individual septic system)	With application submittal
Copying	\$5 per page	Prior to public hearing
Recording	\$13 (first page), \$10 (each additional page if larger than legal size), \$5 (each additional page if legal size)	Prior to public hearing



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 checked="" 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:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 168th Avenue and Lima Street

City, State, Zip: Brighton, CO

Area (acres or square feet): 71.06 acres

Tax Assessor Parcel Number: parcel - 0157103400002, 0157102200005

Existing Zoning: Baseline Lakes Subdivision Planned Unit Development

Existing Land Use: vacant/agriculture

Proposed Land Use: Single Family Residential

Have you attended a Conceptual Review? YES NO

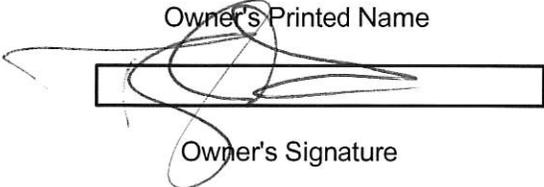
If Yes, please list PRE#: PRE2016-00051

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: Multiple Owners - See attached sheet

Date: 9-25-20

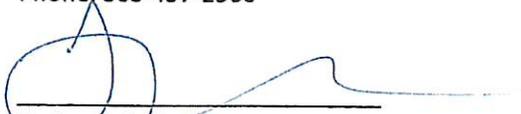
Owner's Printed Name

Name: 

Owner's Signature

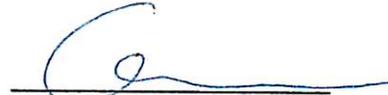
Owners:

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



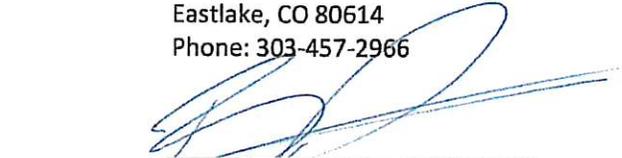
Taylor R. Carlson

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



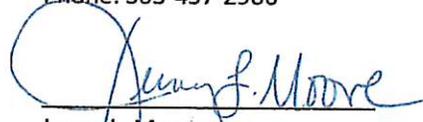
Cory J. Thornton

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



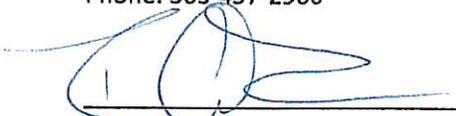
Bradley W. Penwell

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



Jenny L. Moore

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



Ryan L. Carlson

Baseline Lakes Subdivision FDP Amendment Project Summary

Existing Development

Baseline Lakes is an existing subdivision generally located at the intersection of Lima Street and 168th 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 34 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, 164th Avenue, Lima Street, and 168th Avenue.

Utilities

All lots are a minimum 1 acre and will be served by individual septic systems. 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.

Open Space

Baseline Lakes is a part of the Todd Creek Village Preliminary PUD Plan, which estimated that a total of 102 acres of open space would be required with the buildout of the PUD Plan. To date, approximately 1,100 acres of the gross acreage of 2,124 acres included in the Plan have been developed. Approximately, 385 acres within the developed areas have been designated as open space. In prior conversations, the County has agreed that the open space created thus far satisfies the open space requirement in the Todd Creek Village PUD Plan, and no additional open space has to be set aside with the remaining development of Baseline Lakes. Attached is a table documenting the open space that has been created to date in the Todd Creek Village PUD Plan area.

Todd Creek Village Preliminary PUD Plan

Located in Portions of Sections 2, 3, 4, 9, 10, 14, and 16 in T 1 S, R 67 W, 6th PM
Development Summary as approved 7-11-2002

Section Number	Proposed Zone	Gross Acreage	Units	Max. Density
2	R -E/PL	63.06	49	0.79 DU/AC-SFD
	R-E	488.68	386	0.79 DU/AC-SFD
3	R-E	460.13	363	0.79 DU/AC-SFD
4	R-E	338.39	267	0.79 DU/AC-SFD
9	PL	85.89	-	-
	R-1-A	245.48	859	3.5 DU/AC-SFD
	R-E-1	49.52	99	2 DU/AC-SFD
10	PL	3.00	-	-
	R-E-1	37.04	74	2 DU/AC-SFD
14	PL	55.50	-	-
16	R-1-A	297.73	1042	3.5 DU/AC-SFD
	Total	2,124.42	3,139	Avg. 1.48 DU/AC

Definitions:

(R-E) Residential Estate Lot = 1 ac and larger 2.5 ac SFD with a maximum density of 0.79 du/ac.

(R-E-1) Single family district with maximum density of 2.0 du/ac SFD.

(R-1-A) ¼ acre Estate lot with maximum density of 3.5 du/ad.

(PL) Park, school, and open space.

(RE/PL) Estate lot or school site at Brighton 27J School District option.

Note: Open space with zone designations is not calculated in this table. Open space shall be dedicated at the rate of 15 acres minimum per 1,000 residents based on 2.96 residents per household. School sites may not count toward open space requirements.

Status of Todd Creek Village

PUD Plan as of 11-15-2017

Located in Portions of Sections 2, 3, 4, 9, 10, 14, and 16 in T 1 S, R 67 W, 6th PM

Section Number	Zone	Subdivision	Gross Acreage	Gross Acreage	# Dwelling Units	Actual Density DU/AC	Max. DU/AC Allowed	Existing Open Space Acreage	Required Open Space Acreage	Open Space excess/deficiency +/-
2 and 3	R-E	Bartley (last revision 6/27/2017)	283.35		177	0.62	0.79	15.42	7.86	+7.56
	R-E	Baseline Lakes (filing 1, 10/17/2006)	133.21		55	0.41	0.79	16.95 (excluding tract I ponds)	2.44	+14.51
	R-E	Baseline Lakes – Fil 2	104.62		76	0.72	0.79	tbd	3.37	-3.37
	R-E	Baseline Lakes – Undeveloped east of Lima St	103.29		81*	0.79	0.79	tbd	3.60	-3.60
	R-E	Shook / Weigandt in progress	95.01		72	0.76	0.79	tbd	3.20	-3.20
	R-E	unplatted in Section 3	<u>292.39</u>		230	--	0.79		10.21	-10.21
		Sub total		1,011.87						
4	R-E	unplatted		338.39	267		0.79		11.85	-11.85
9 and 16	R-1-A	Heritage Todd Creek		678.55	1,275	1.88	3.5	352.42	56.61	+295.81
10	PL	unplatted	3.00		--	--	--			
	R-E-1	unplatted	<u>37.04</u>		74	--	2.00		3.29	-3.29
		Sub-total		40.04						
14	PL	unplatted		55.50	--	--	--			
		Total		2,124.35	2,307	Avg. = 1.09 DU/AC		384.79	102.70	+282.36

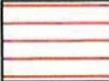
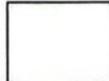
tbd: to be determined (*) Dwelling unit count calculated assuming 0.79 DU/AC

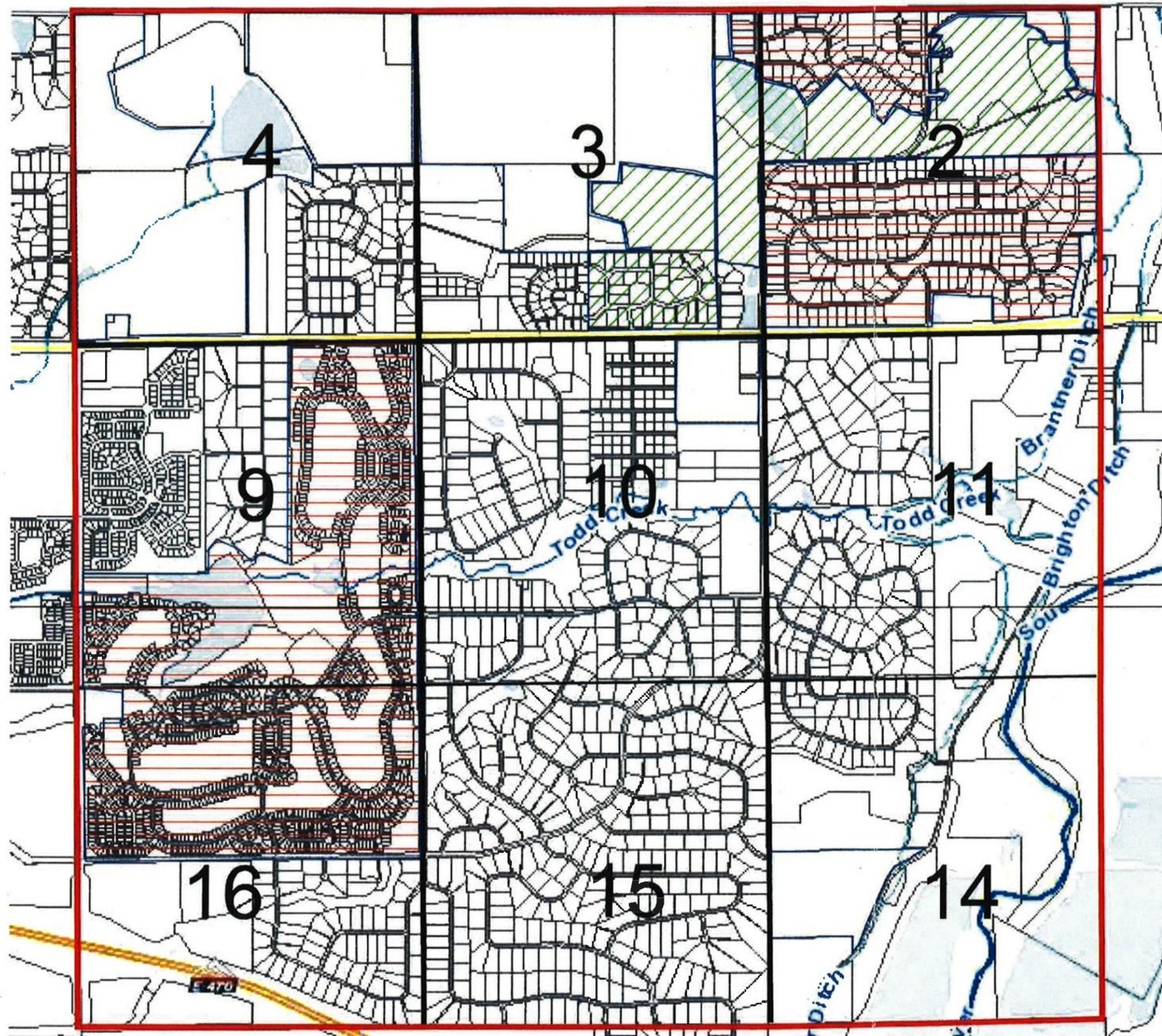
Open Space Note: Open space shall be dedicated at the rate of 15 acres minimum per 1,000 residents based on 2.96 residents per household. School sites may not count toward open space requirements. With this summary, 102.70 acres of open space would be required in the Todd Creek PUD [(2,313 dwelling units x 2.96 residents/household) = 6,846.48 residents/1000 = 6.85 x 15 ac = 102.70 acres]. There are presently 384.79 acres of existing dedicated open space.

Status of Todd Creek Village PUD
compiled from existing plans



Located in Portions of
Sections 2, 3, 4, 9, 10, 14, & 16
T 1 S, R 67 W, 6th PM

-  Platted subdivisions
-  Subdivisions in Progress
-  Unplatted
- 2** Section Number



drawing not to specific scale

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688



**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**

Date: **09/30/2020**

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

Seller/Owner

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



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **ABC70593425.2**

Date: **09/30/2020**

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 HOME OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, AS TO THOSE PORTIONS OF PARCEL A LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 2016000066282; AND TODD CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AS TO THAT PORTION OF PARCEL A LYING WITHIN TRACT I, BASELINE LAKES SUBDIVISION - FILING NO. 1; AND BASELINE LAKES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO THE REMAINDER

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

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

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

Property Address:

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

1. Effective Date:

09/25/2020 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 HOME OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, AS TO THOSE PORTIONS OF PARCEL A LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 2016000066282; AND TODD CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AS TO THAT PORTION OF PARCEL A LYING WITHIN TRACT I, BASELINE LAKES SUBDIVISION - FILING NO. 1; 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;

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABC70593425.2

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

TENCE 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;

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 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:

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;

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABC70593425.2

- 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.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70593425.2

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

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](#).

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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](#).

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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](#).

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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](#).

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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](#).
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).
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](#).

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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](#).
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.

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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](#).
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 RADCVENTURE, 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.



**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 Corporation

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, 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



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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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°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 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.

BASELINE LAKES SUBDIVISION FILING NO. 2 FINAL DEVELOPMENT PLAN - 2ND AMENDMENT

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

NARRATIVE

(* DENOTES SECTION THAT HAS BEEN REVISED FROM ORIGINAL FDP OR A NEW SECTION)

A. CHARACTERISTICS AND IMPACTS

THIS AMENDMENT REVISES BLOCKS 4, 5, 11, AND 13 OF THE ORIGINAL BASELINE LAKES FDP. THE BASELINE LAKES FDP WAS ORIGINALLY APPROVED FOR 192 LOTS ON 316.993 ACRES. THIS AMENDMENT ALLOWS 219 LOTS ON 316.993 ACRES. THE TWO RESERVOIRS IN TRACT I OF THE ORIGINAL FDP (STOUFFER RESERVOIR NO. 1 & STOUFFER RESERVOIR NO. 2) ARE BEING DEVELOPED INTO LOTS WITH THIS AMENDMENT. THE RESERVOIRS ARE NO LONGER USED BY THE TODD CREEK METROPOLITAN DISTRICT FOR WATER STORAGE.

B. ZONING AND DENSITY

RESIDENTIAL STATES WITH LOT SIZE = MINIMUM 1 AC PER DWELLING WITH CENTRAL WATER SYSTEMS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM. MAXIMUM DENSITY OF 0.79 DU/ AC PER BASELINE LAKES SUBDIVISION PRELIMINARY P.U.D. ACTUAL PROPOSED DENSITY = 0.60 DU/ACRE.

C. NUMBER AND TYPE OF BUILDINGS

THE ORIGINAL FDP APPROVED 192 SINGLE-FAMILY DWELLINGS AND A MINIMUM HOME SIZE OF 1,800 SQUARE FEET. THE AMENDMENT ALLOWS 219 SINGLE-FAMILY DWELLINGS, WHICH IS AN INCREASE OF 27 LOTS. THE BUILDINGS WILL BE A MINIMUM OF 1800 SQUARE FEET WITH A MAXIMUM ALLOWABLE PRIMARY STRUCTURE ENVELOPE OF 15% OF THE LOT ACREAGE.

D. PARKING

- TWO OFF-STREET PARKING SPACES TO BE PROVIDED TO EACH DWELLING UNIT IN ADDITION TO THE PARKING SPACES PROVIDED WITHIN THE GARAGE ATTACHED TO EACH UNIT. THESE SPACES SHALL BE PROVIDED FOR IN THE DRIVEWAY.
- PARKING IS PERMITTED IN THE GARAGE/CARPORT AND/OR ON THE APPROVED PAVED DRIVEWAY SURFACE/PARKING PAD. VEHICLES SHALL NOT BE PARKED AND/OR STORED WITHIN THE REQUIRED FRONT AND SIDE YARD LANDSCAPE AREAS.

E. ROAD

- ACCESS AND CIRCULATION - THERE SHALL BE TWO ACCESS LOCATIONS ALONG EAST 168TH AVENUE AS SHOWN ON THE P.U.D. PLAN. (HAVANA STREET AND LIMA STREET). ACCESS LOCATIONS ARE ALSO SHOWN ALONG THE SOUTH BOUNDARY OF THE DEVELOPMENT AND ARE TO BE COORDINATED WITH THE PLANNED BARTLEY - SHOOK DEVELOPMENT (EAST 164TH AVENUE, KINGSTON DRIVE AND NOME STREET). LIMA STREET SHALL BE A MINOR RURAL COLLECTOR THAT TRAVERSES THE SITE FROM NORTH TO SOUTH, TRANSITIONS TO AN EAST/WEST ROAD AND BECOMES EAST 164TH AVENUE BEFORE CONNECTING TO HAVANA STREET AT THE SOUTH BOUNDARY OF THE PROPERTY. A SEGMENT OR RURAL COLLECTOR ROAD IS SHOWN IN THE SOUTHWEST PORTION OF THE PROPERTY THAT WILL CONNECT TO ADJACENT PROPERTIES ON BOTH THE EAST AND WEST SIDE OF THIS DEVELOPMENT AT THIS LOCATION (EAST 163RD AVENUE)
- LOCAL RESIDENTIAL RURAL - 60 FOOT RIGHT-OF-WAY WITH TWO 12' PAVED LANES, 6-FOOT GRAVEL SHOULDERS, AND DITCHES ON BOTH SIDES.
- RURAL MINOR COLLECTOR - 80 FOOT RIGHT-OF-WAY, TWO 14-FOOT PAVED LANES, 8-FOOT PAVED SHOULDERS, AND DITCHES ON BOTH SIDES.
- CUL-DE-SAC TURNAROUNDS AND KNUCKLES WILL BE 84-FOOT DIAMETER MINIMUM PAVING EDGE TO PAVING EDGE WITH A 120-FOOT DIAMETER MINIMUM RIGHT-OF-WAY.
- EAST 168TH AVENUE - FINAL PLATS FOR THIS DEVELOPMENT SHALL DEDICATE 40-FEET OF RIGHT-OF-WAY IN ORDER TO PROVIDE A TOTAL OF 70-FEET RIGHT-OF-WAY AS MEASURED SOUTH FROM THE NORTHERLY LINE OF SECTIONS 2 AND 3. A TRAFFIC STUDY FOR THE DEVELOPMENT HAS REQUIREMENTS OF THE STUDY (SEE)
- ALL STREETS WITHIN THIS P.U.D. SHALL MEET CONSTRUCTION STANDARDS OF THE ADAMS COUNTY SUBDIVISION REGULATIONS IN REGARD TO PAVEMENT TYPE AND BASE DEPTH.

F. OWNERSHIP AND MAINTENANCE

- COMMON AND PUBLIC AREAS - THE BASELINE LAKES SUBDIVISION HOME OWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE COMMON OPEN SPACE TRACTS AND LANDSCAPE AREAS WITHIN THE BASELINE LAKES SUBDIVISION.
- DOMESTIC, IRRIGATION, AND FIRE PROTECTION WATER SYSTEMS - THE TODD CREEK VILLAGE METROPOLITAN DISTRICT SHALL OWN AND MAINTAIN THE CENTRAL WATER SYSTEMS FOR THE BASELINE LAKES SUBDIVISION.
- INSPECTION AND MAINTENANCE OF INDIVIDUAL SEWER DISPOSAL SYSTEMS (ISDS) - THE TODD CREEL METROPOLITAN DISTRICT SHALL INSPECT ALL SITE ISDS'S AND INFORM LOT OWNERS OF REQUIRED MAINTENANCE. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SYSTEM.

G. SIGNS

- PLEASE SEE EXHIBIT "A", SHEET 8 OF 9, FOR THE DESCRIPTION OF ENTRY SIGN TO BE PLACED AT ACCESS POINTS ALONG EAST 168TH AVE.

NARRATIVE CONTINUED:

H. TYPE AND ALLOCATION OF USES FOR RESIDENTIAL ESTATES ZONING:

THE SUMMARY OF PERMITTED USES LISTED BELOW WERE DETERMINED FROM THE TODD CREEK VILLAGE PRELIMINARY P.U.D AND FROM THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR RESIDENTIAL ESTATES ZONING, CHAPTER 3, TABLE 3.2 OTHER STANDARDS AND RESTRICTIONS MAY APPLY AND SHALL BE DETERMINED BY THE ABOVE STANDARDS AND THE ADAMS COUNTY PLANNING DEPARTMENT.

USE CATEGORY	PERMITTED	CONDITIONAL
ACCESSORY USES	X	
ANIMALS PER ADAMS COUNTY - ANIMAL KEEPING STANDARDS	X	
COMMERCIAL KENNEL		X
DAY CARE HOME		X
DWELLING-SINGLE-FAMILY DETACHED	X	
ESSENTIAL GOVERNMENT PUBLIC UTILITY SERVICES*		X
HOME OCCUPATION	X	
PARKS, PUBLIC	X	
WATER WELLS, PUMPING, TREATMENT, AND STORAGE FACILITIES. (CLOSED STRUCTURE)		X
YARD/GARAGE SALES (MAXIMUM 2 WEEKENDS/YR)	X	

*NOT INCLUDING BUILDING OR STORAGE FACILITIES.

I. LANDSCAPING AND OPEN SPACE

- OPEN SPACE DEDICATION SHALL BE 15 ACRES PER 1000 PEOPLE, BASED ON 2.96 PEOPLE PER HOUSE HOLD.

IE; $1000 \text{ UNITS} \times 2.96 \text{ PEOPLE/HOUSEHOLD} = 2.96 \times 15\text{AC} = 44.4 \text{ AC OF OPEN SPACE REQUIRED}$
1000 PEOPLE

- FINAL OPEN SPACE. REGIONAL PARK, AND NEIGHBORHOOD PARK DEDICATIONS SHALL BE DETERMINED AND MET DURING THE PLATTING PROCESS

3. LANDSCAPE REQUIREMENTS

A. FRONT AND CORNER YARD LANDSCAPING FOR EACH LOT WITHIN SINGLE FAMILY RESIDENTIAL AREAS SHALL BE PROVIDED BY THE HOMEOWNER. THE MINIMUM LANDSCAPING TO BE PROVIDED BY THE HOMEOWNER SHALL INCLUDE THE FOLLOWING:

- FRONT:

20 SHRUBS
5 TREES (SHADE, ORNAMENTAL, OR EVERGREEN)
AUTOMATIC IRRIGATION SYSTEM

- FRONT AND CORNER:

30 SHRUBS
8 TREES (SHADE, ORNAMENTAL, OR EVERGREEN)
AUTOMATIC IRRIGATION SYSTEM

B. THE SELECTION OF TREES SHALL BE A MIX OF LARGE DECIDUOUS (10%-30%). ORNAMENTAL (10%-30%). AND EVERGREEN (50%)TREES.

C. MINIMUM PLANT SIZE FOR BASELINE LAKES SUBDIVISION FINAL P.U.D.:

- SHRUBS - MINIMUM OF 5 GALLONS
- ORNAMENTAL TREE - 2" CALIPER
- SHADE TREE - 3" CALIPER
- EVERGREEN TREE - 8'-10' HEIGHT

D. AT MINIMUM, LOTS AND OPEN SPACE AREAS SHALL BE SEEDED WITH NATIVES GRASSES.

- INDIVIDUAL LOT LANDSCAPING SHALL BE INSTALLED NO LATER THAN ONE YEAR AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE HOME.

5. LANDSCAPING OF THE PARKS, TRAILS, OR COMMON OPEN SPACE WITHIN BASELINE LAKES SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE COMPLETED FOR EACH FILING WITHIN 2 MONTHS FOLLOWING CONSTRUCTION OF ROAD SAND INFRASTRUCTURE FOR THE PARTICULAR FILING. LANDSCAPING OF PARKS, TRAILS, OR COMMON OPEN SPACE SHALL BE MAINTAINED BY THE BASELINE LAKES OWNERS ASSOCIATION.

6. OPEN SPACE SHALL INCLUDE ALL DEVELOPED AND UNDEVELOPED OPEN SPACE TRACTS WITHIN THE BASELINE LAKES SUBDIVISION FINAL P.U.D. THESE MAY INCLUDE DRAINAGE CORRIDORS, FLOOD PLAINS, DETENTION AREAS, DEVELOPED PARKS AND IRRIGATION, NATIVE AREAS WITH TEMPORARY OR NO IRRIGATION, TRAIL CORRIDORS, LANDSCAPE MEADOWS, PEDESTRIAN AREAS, BUFFER ZONES, WETLANDS, RETENTION PONDS, LANDSCAPE EASEMENTS, LAKES, BICYCLE OR PEDESTRIAN LANDSCAPE AREAS, AND RIGHT-OF-WAY LANDSCAPING.

J. BUILDING ENVELOPS AND SETBACKS

REFER TO SHEET 4 OF 12

- MINIMUM FRONTAGE WIDTH AT BUILDING LINE - 100' WITH WELL AND ONSITE SEWAGE DISPOSAL SYSTEM.
- MINIMUM LOT SIZE FOR RESIDENCE: 1 ACRE WITH PUBLIC WATER AND INDIVIDUAL SEWER DISPOSAL SYSTEMS.

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

JOB NO.	16091
PA/PM:	TJ
DRAWN:	AJ
DATE:	09/24/2020
SCALE:	NA

BASELINE LAKES SUBDIVISION

SHEET
3
Sheet 3 of 11

BASELINE LAKES SUBDIVISION FILING NO. 2 FINAL DEVELOPMENT PLAN - 2ND AMENDMENT

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

	PRINCIPAL STRUCTURE	ACCESSORY BUILDING
MINIMUM SETBACK		
FRONT	30 FEET	30 FEET OR NO LESS THAN THE EXISTING OR PROPOSED SETBACK OF THE PRINCIPAL DWELLING, WHICHEVER IS LESS
SIDE CORNER	30 FEET	20 FEET
SIDE	17 FEET ONE SIDE (WITH ATTACHED GARAGE), 5 FEET ON THE OTHER SIDE*	20 FEET
REAR	20 FEET	10 FEET
ARTERIAL OR STATE HIGHWAY R.O.W.	50 FEET	50 FEET
COLLECTOR AND LOCAL R.O.W.	30 FEET	30 FEET
SECTION LINE ALONG 168TH AVE.	120 FEET	120 FEET
SECTION LINE ALONG HAVANA ST.	30 FEET	30 FEET
GAS WELLHEAD**	250 FEET	250 FEET
GAS WELL TANK BATTERY**	200 FEET (TRACT SHALL BE PLATTED AROUND TANK BATTERY).	200 FEET
GAS PIPE LINES	OUTSIDE OF PIPE MAINTENANCE EASEMENT.	OUTSIDE OF PIPE MAINTENANCE EASEMENT.
MAXIMUM HEIGHT	35 FEET	25 FEET
MAXIMUM STRUCTURE COVERAGE	15% OF LOT AREA FOR PRINCIPAL DWELLING; NOT EXCEEDING 20% OF LOT AREA INCLUDING ACCESSORY BUILDING (FOR LOTS WITH PUBLIC WATER OR SEWER)	
MINIMUM SINGLE-FAMILY DETACHED RESIDENCE PER LOT	1	
MINIMUM FLOOR AREA	1,800 SQUARE FEET (MAXIMUM SIZE OF AREA - 15% OF LOT AREA.)	1,800 SQUARE FEET ****

**CHANGED FROM 150 FEET ON ORIGINAL FDP

K. PROTECTIVE COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS SHALL BE RECORDED AT THE TIME OF FINAL P.U.D. PLAN WHICH MAY ESTABLISH ADDITIONAL RESTRICTIONS TO BE CONTROLLED BY THE DEVELOPER.

L. ADDITIONAL CONTROLS - PRINCIPALS STRUCTURE AND ACCESSORY BUILDINGS- ENFORCED BY BASELINE LAKES HOA

1. ALL BUILDING PLANS ARCHITECTURE, COLOR SELECTION AND LANDSCAPE PLANS SHALL BE APPROVED BY THE BASELINE HOMEOWNER'S ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE BEFORE SUBMITTAL TO ADAMS COUNTY FOR A BUILDING PERMIT. WHERE A CONFLICT OCCURS, THE MORE RESTRICTIVE CONTROLS SHALL PREVAIL. THE BASELINE LAKES HOMEOWNER ASSOCIATION APPROVAL IS REQUIRED BEFORE ADAMS COUNTY PLANNING DEPARTMENT SIGNOFF.

2. PLANS SHALL PROVIDE INFORMATION ON BUILDING SQUARE FOOTAGE, FLOOR PLANS AND ARCHITECTURAL ELEVATIONS. EACH HOUSING TYPE SHALL MEET THE INTENT OF THE ARCHITECTURAL THEMES AND MATERIALS AS OUTLINED BELOW.

3. THE FOLLOWING ARCHITECTURAL THEMES AND MATERIALS WILL BE UTILIZED IN SOME COMBINATION OF ONE OR MORE WAYS. THE THEMES AND MATERIALS LISTED ARE NOT INTENDED TO BE THE ONLY ALLOWABLE, BUT SHALL BE REPRESENTATIVE OF THE INTENT OF THE DEVELOPMENT AND SHALL APPLY TO ALL LAND USES HEREIN:

- a. ROOFING MATERIALS - WARM EARTH TONES IN COLOR:
 - i. SHAKES (INCLUDING AGGREGATE SHAKE - APPEARING MATERIALS)
 - ii. SHAKE WOOD BLEND, A FIBERGLASS COMPOSITE,
 - iii. ASPHALTIC SHINGLES,
 - iv. CONCRETE,
 - v. STANDING METAL SEAM
- b. SIDING MATERIALS:
 - i. STUCCO,
 - ii. WOOD, NATURAL,
 - iii. STONE OR SYNTHETIC MASONRY,
 - iv. BRICK VENEER,
 - v. ROUGH SAWN TRIM,
 - vi. HARDBOARD LAP SIDING

4. DRAINAGE:

- a. ALL LOTS SHALL PROVIDE FOR STORM DRAINAGE IN ACCORDANCE WITH THE COUNTY APPROVED GRADING PLANS.
- b. RETENTION OR DETENTION BASINS SHALL PROVIDE THE NECESSARY STORM WATER VOLUME STORAGE FOR DEVELOPMENT WITHIN BASELINE LAKES SUBDIVISION AND CONFORM TO ADAMS COUNTY STANDARDS

5. INDIVIDUAL SEWER DISPOSAL SYSTEMS (ISDS):

- a. SOIL CONDITIONS MAY REQUIRED AN ENGINEERED ISDS.
- b. THE CONVENTS, CONDITIONS, AND RESTRICTIONS OF THIS P.U.D. REQUIRE INSPECTIONS OF THE ISDS BY THE TODD CREEK METROPOLITAN DISTRICT. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SYSTEM.
- c. FOR CONVENTIONAL SEEPAGE DRAIN FIELDS, A SUITABLE AREA SHALL BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER DISPOSAL FIELDS REPLACEMENT OF THE PRIMARY FIELD MAY BE REQUIRED, IF FAILURE OCCURS. LOT--SPECIFIC SOILS AND PERCOLATIONS TEST SHALL BE USED TO DETERMINE THE AREA REQUIRED FOR THE PRIMARY AND REPLACEMENT DISPOSAL FIELDS. THESE AREAS SHALL MEET ALL TRI--COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS. AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS.
- d. FOR DRAIN FIELDS. A REPLACEMENT AREA IS NOT REQUIRED.

6. LOT ADDRESS:

- a. EACH LOT SHALL HAVE AN EXCLUSIVE ADDRESS ATTACHED TO THE MAIN STREET FACING THE SIDE OF THE BUILDING. ADDRESS SHALL BE 5--INCH NUMERALS HAVING A STROKE WITH OD NO LESS THAN 3/4--INCH MOUNTED ON CONTRASTING BACKGROUND. A SECOND ADDRESS SHALL BE INSTALLED AT THE DRIVEWAY ON THE MAILBOX.

7. GENERAL

- a. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS COUNTY BUILDING REGULATIONS.

8. FENCING AND RETAINING WALLS

- a. ALL FENCING DESIGNS SHALL CONFORM TO THE BASELINE LAKES SUBDIVISION STANDARD DESIGN.
- b. ALL FENCED AND WALLS OVER 42" IN HEIGHT REQUIRE A BUILDING PERMIT.
- c. ANY RETAINING WALLS OVER TWO (2) FEET IN HEIGHT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AS A CONDITION FOR A BUILDING PERMIT EXCEPT WHERE WAIVED BY THE BUILDING INSPECTION SECTION.
- d. NO FENCE OF ANY TYPE MORE THAN 42" IN HEIGHT SHALL BE PERMITTED BETWEEN THE FRONT SETBACK AND A FRONT PROPERTY LINE, EXCEPT FENCES UP TO 72" IN HEIGHT MAY BE PERMITTED ON THE COMMON STREET SIDE OF CORNER LOTS WHERE HOUSES ARE BACK TO BACK.
- e. NEITHER BARBWIRE OF ELECTRIC FENCES SHALL BE PERMITTED AS AN EXTERNAL BOUNDARY FENCE.
- f. THE MAXIMUM HEIGHT OF ANY FENCE IS 72" EXCEPT WHERE SUCH DEVELOPMENT IS ADJACENT TO EXISTING OR PROPOSED ARTERIAL STREETS OR STATE HIGHWAYS IN WHICH CASE FENCES BORDERING SUCH STREETS MAY BE UNIFORMLY BUILT HIGHER WITH THE WRITTEN PERMISSION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
- g. TRAFFIC VIEW OBSTRUCTION AS OUTLINED IN CHAPTER 7 SHALL PREVAIL IN ALL CASES RELATING TO FENCE CONSTRUCTION.

L. OUTDOOR STORAGE

- 1. OUTDOOR STORAGE AREAS WILL NOT BE PERMITTED IN THIS P.U.D.

M. UTILITY SERVICES

- 1. DOMESTIC WATER SUPPLY AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE TODD CREEK VILLAGE METROPOLITAN DISTRICT. FIRE HYDRANTS SHALL BE INSTALLED WITH THE DOMESTIC WATER SYSTEM.
- 2. IRRIGATION WATER SHALL BE SUPPLIED TO A SEPARATE UNDERGROUND DISTRIBUTION SYSTEM BY THE TODD CREEK VILLAGE METROPOLITAN DISTRICT.
- 3. SEWAGE TREATMENT SHALL BE PROVIDED BY INDIVIDUAL SEWER DISPOSAL SYSTEMS CONSTRUCTED ON EACH LOT PER REQUIREMENTS OF THE TRI--COUNTY HEALTH DEPARTMENT.
- 4. ALL UTILITY SERVICES SHALL BE UNDERGROUND.

N. ESTIMATED TIME TABLE FOR DEVELOPMENT

- 1. PROJECT BUILDOUT IS EXPECTED TO BE COMPLETED OVER A 5 YEAR SPAN WITH THE FIRST FILING BEING CONSTRUCTED IN 2006.

O. OTHER PERTINENT FACTORS

- 1. PEDESTRIAN ACCESS TO PARK SITES IS APPROVED BY THE ON STREET SIDEWALK SYSTEM AND AUXILIARY TRAILS. THE TRAIL SYSTEM SHALL BE PROVIDED BY THE METROPOLITAN DISTRICT. MAINTENANCE OF THE TRAIL SYSTEM SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN DISTRICT. THE PEDESTRIAN TRAIL ACCESS SHALL BE A MINIMUM OF 8 FEET IN WIDTH AND CONSTRUCTED OF CRUSHED FINES, ASPHALT, OR CONCRETE. TRAIL SECTIONS SHALL BE COMPLETED AS PHASES OF DEVELOPMENT PROGRESS.

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NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.	16091
PA/PM:	TJ
DRAWN:	AJ
DATE:	09/24/2020
SCALE:	NA

BASELINE LAKES SUBDIVISION

BASELINE LAKES SUBDIVISION FILING NO. 2 FINAL DEVELOPMENT PLAN - 2ND AMENDMENT

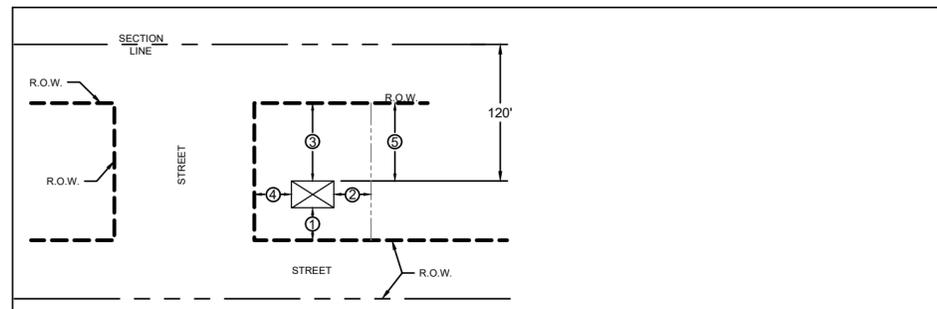
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COUNTY OF ADAMS, STATE OF COLORADO

TRACT SUMMARY

TRACT	USE	AREA (SF)	AREA (AC)	MAINTENANCE	OWNER
A	OIL/GAS PIPELINE	9,163	0.21	BASELINE LAKES HOA	BASELINE LAKES HOA
B	DRAINAGE	19,155	0.44	BASELINE LAKES HOA	BASELINE LAKES HOA
C	OIL/GAS PIPELINE	6,711	0.15	BASELINE LAKES HOA	BASELINE LAKES HOA
D	WATER/DRAINAGE	8,872	0.20	BASELINE LAKES HOA	BASELINE LAKES HOA
E	OPEN SPACE	189,907	4.36	BASELINE LAKES HOA	BASELINE LAKES HOA
F	FUTURE DEVELOPMENT	626,092	14.37	BASELINE LAKES HOA	BASELINE LAKES HOA
G	DRAINAGE	92,285	2.12	BASELINE LAKES HOA	BASELINE LAKES HOA
H	OPEN SPACE	5,861	0.13	BASELINE LAKES HOA	BASELINE LAKES HOA
J	DRAINAGE	145,777	3.35	BASELINE LAKES HOA	BASELINE LAKES HOA
K	WATERLINE/DRAINAGE	17,263	0.40	BASELINE LAKES HOA	BASELINE LAKES HOA

EXISTING TRACT SUMMARY

TRACT	USE	AREA (SF)	AREA (AC)	MAINTENANCE	OWNER
A	OIL/GAS	33,819	0.78	BASELINE LAKES HOA	BASELINE LAKES HOA
B	OIL/GAS	138,391	3.18	BASELINE LAKES HOA	BASELINE LAKES HOA
C	OIL/GAS	60,151	1.38	BASELINE LAKES HOA	BASELINE LAKES HOA
D	WATERLINE/DRAINAGE	6,535	0.15	BASELINE LAKES HOA	BASELINE LAKES HOA
E	OIL/GAS	74,459	1.71	BASELINE LAKES HOA	BASELINE LAKES HOA
F	GAS PIPE/DRAINAGE	50,102	1.15	BASELINE LAKES HOA	BASELINE LAKES HOA
G	OIL/GAS	6,426	0.15	BASELINE LAKES HOA	BASELINE LAKES HOA
H	OIL/GAS	15,917	0.37	BASELINE LAKES HOA	BASELINE LAKES HOA
I	WATERLINE/DRAINAGE	1,461,520	33.55	BASELINE LAKES HOA	BASELINE LAKES HOA
J	OIL/GAS	9,653	0.22	BASELINE LAKES HOA	BASELINE LAKES HOA
K	OIL/GAS	54,657	1.25	BASELINE LAKES HOA	BASELINE LAKES HOA
L	IRRIG./FIRE PROTEC.	27,253	0.63	BASELINE LAKES HOA	BASELINE LAKES HOA
M	GAS PIPE/DRAINAGE	242,540	5.57	BASELINE LAKES HOA	BASELINE LAKES HOA
N	OPEN SPACE	431	0.01	BASELINE LAKES HOA	BASELINE LAKES HOA
O	OPEN SPACE	437	0.01	BASELINE LAKES HOA	BASELINE LAKES HOA
P	OPEN SPACE	431	0.01	BASELINE LAKES HOA	BASELINE LAKES HOA
Q	OPEN SPACE	431	0.01	BASELINE LAKES HOA	BASELINE LAKES HOA
R	OIL/GAS	116,177	2.67	BASELINE LAKES HOA	BASELINE LAKES HOA
S	GAS PIPE/DRAINAGE	11,015	0.25	BASELINE LAKES HOA	BASELINE LAKES HOA
T	OIL/GAS	177,562	4.08	BASELINE LAKES HOA	BASELINE LAKES HOA
U	OIL/GAS	77,432	1.78	BASELINE LAKES HOA	BASELINE LAKES HOA
V	OPEN SPACE	62,479	1.43	BASELINE LAKES HOA	BASELINE LAKES HOA
W	OIL/GAS	95,749	2.20	BASELINE LAKES HOA	BASELINE LAKES HOA
X	GAS PIPE/DRAINAGE	4,611	0.11	BASELINE LAKES HOA	BASELINE LAKES HOA
Y	GAS PIPE/DRAINAGE	4,949	0.11	BASELINE LAKES HOA	BASELINE LAKES HOA
Z	OPEN SPACE	77,942	1.79	BASELINE LAKES HOA	BASELINE LAKES HOA
AA	GAS PIPE/DRAINAGE	14,005	0.32	BASELINE LAKES HOA	BASELINE LAKES HOA
BB	OIL/GAS	51,414	1.18	BASELINE LAKES HOA	BASELINE LAKES HOA
CC	OPEN SPACE	82,822	5.57	BASELINE LAKES HOA	BASELINE LAKES HOA
EE	OIL/GAS	68,718	1.58	BASELINE LAKES HOA	BASELINE LAKES HOA
FF	OIL/GAS	47,010	1.08	BASELINE LAKES HOA	BASELINE LAKES HOA
GG	OIL/GAS	45,935	1.05	BASELINE LAKES HOA	BASELINE LAKES HOA
HH	UTILITY USE	14,005	0.32	BASELINE LAKES HOA	BASELINE LAKES HOA



TYPICAL LOT LAYOUT FOR
PRINCIPAL STRUCTURE

1. 30 FOOT MINIMUM FRONT SETBACK
2. 17 FOOT MINIMUM SIDE SETBACK OR 5 FEET FROM ATTACHED GARAGE AND 5 FEET ON OTHER SIDE
3. 20 FOOT MINIMUM REAR SETBACK
4. SIDE CORNER SETBACK MINIMUM 30 FEET
5. STATE HIGHWAY OR ARTERIAL ROW 50 FEET COLLECTOR AND LOCAL ROW 30 FEET (THESE DIMENSIONS ARE REQUIRED AS A MINIMUM FOR FRONT, BACK, OR SIDE SETBACK)

NO.	DATE	REMARKS	NO.	DATE	REMARKS

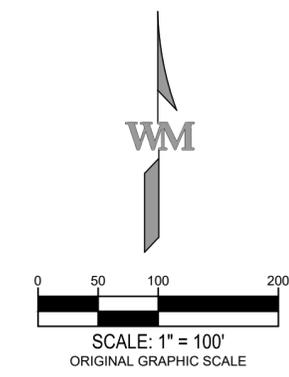
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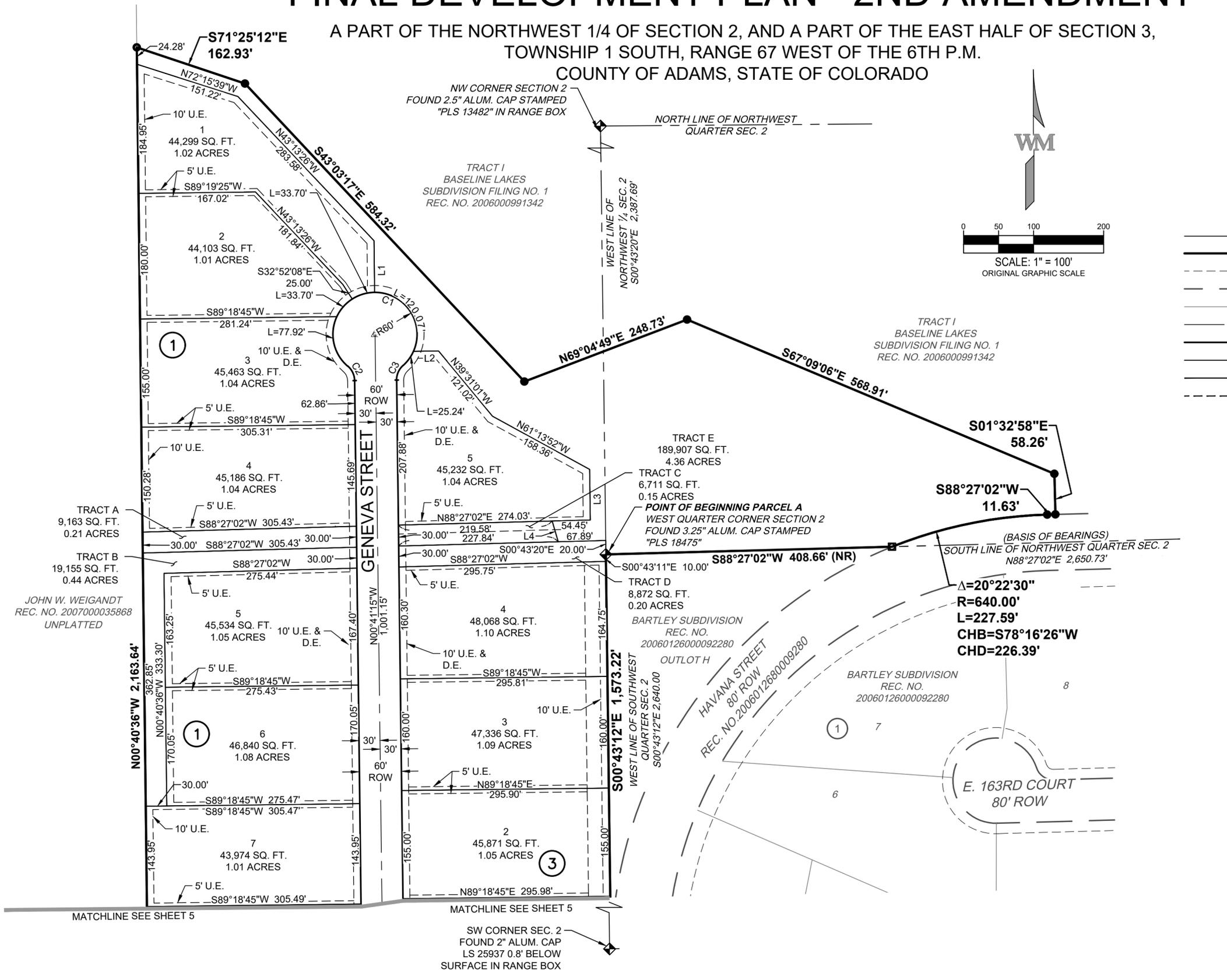
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COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP
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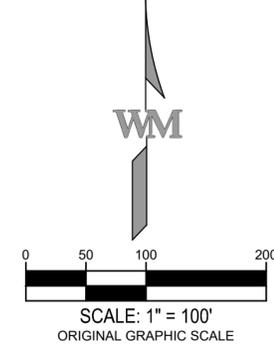
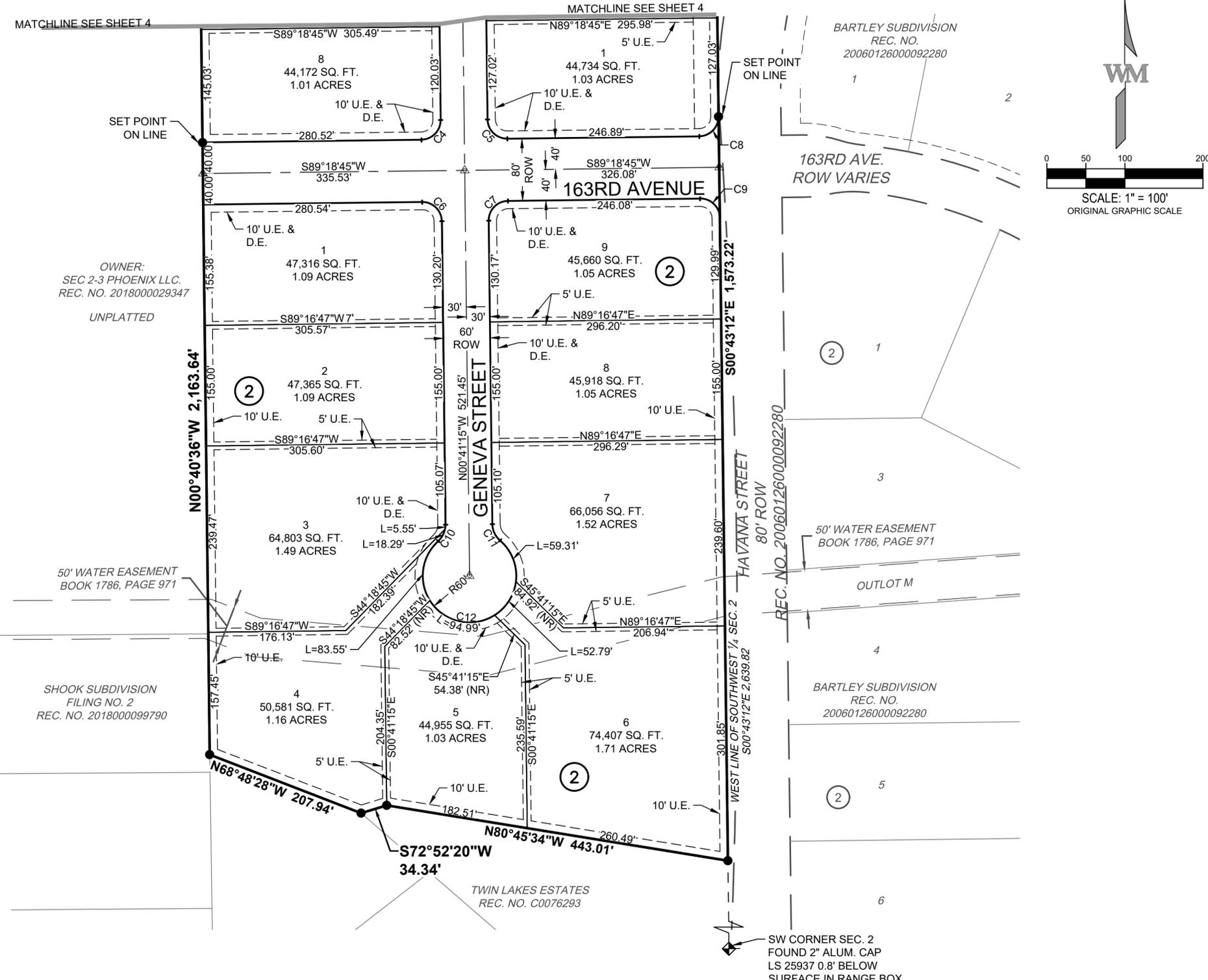
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BASELINE LAKES SUBDIVISION

SHEET
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Sheet 6 of 11

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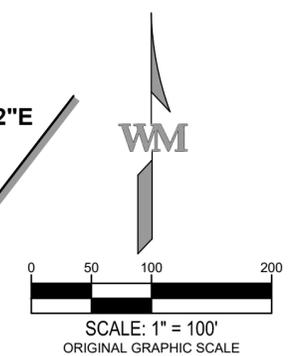
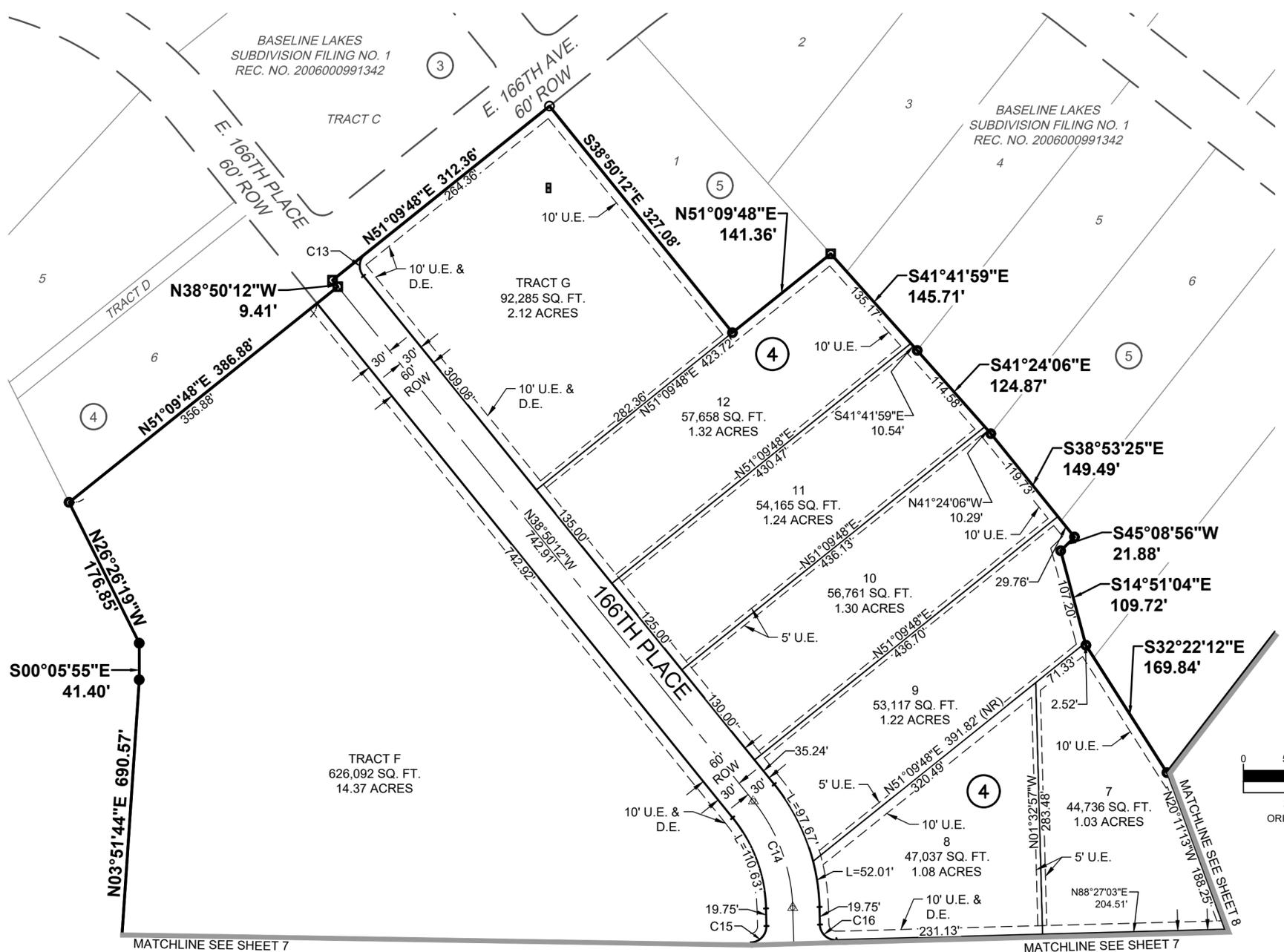
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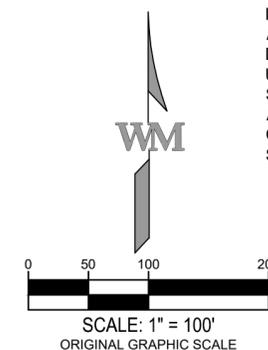
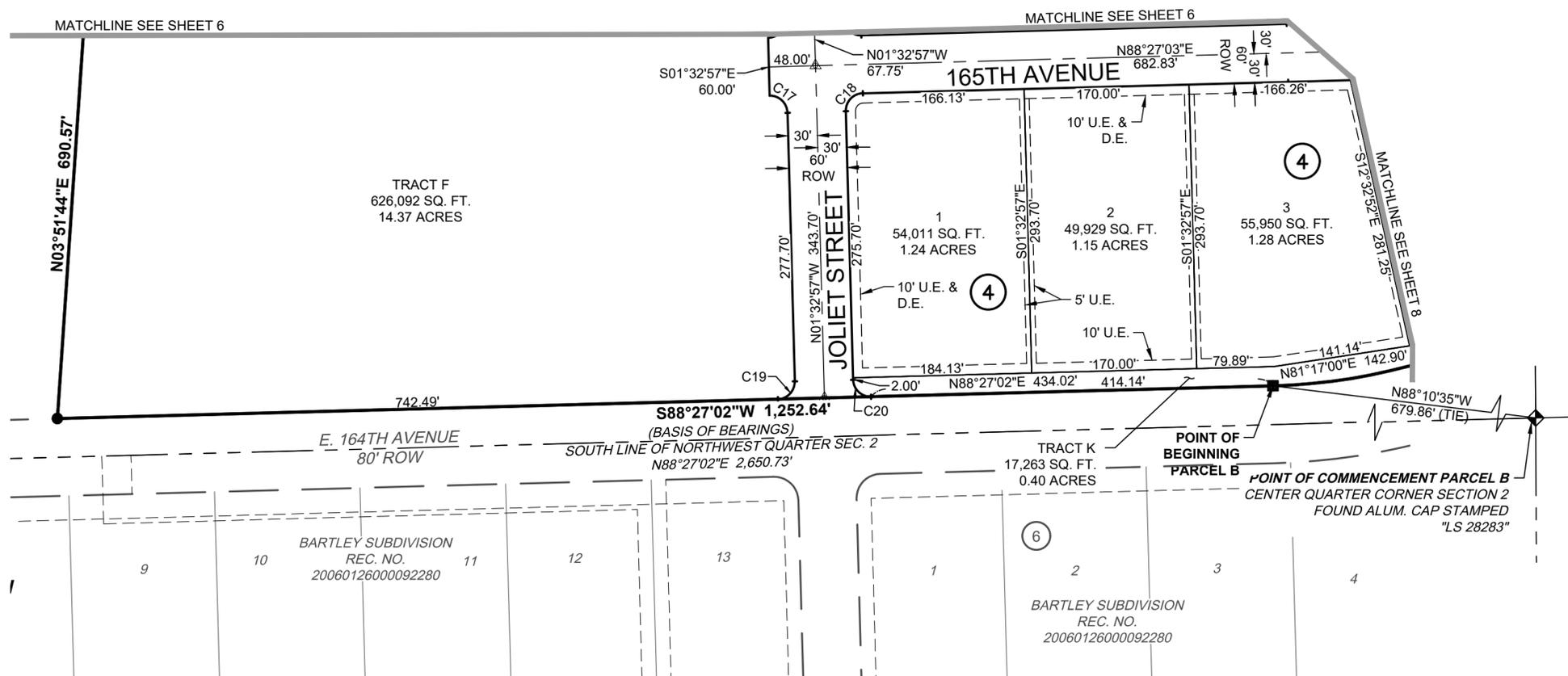
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CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	277°32'20"	60.00'	290.64'	S89°18'45"W	79.09'
C2	48°46'10"	28.00'	23.83'	S25°04'20"E	23.12'
C3	48°16'36"	28.00'	23.59'	N23°56'19"E	22.90'
C4	90°00'00"	25.00'	39.27'	N44°18'45"E	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'	N64°03'58"E	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'
L5	N00°17'07"E	64.73'
L6	S89°42'53"E	50.00'
L7	S00°17'07"W	54.26'

NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	16091
						PA/PM:	TJ
						DRAWN:	AJ
						DATE:	09/24/2020
						SCALE:	NA