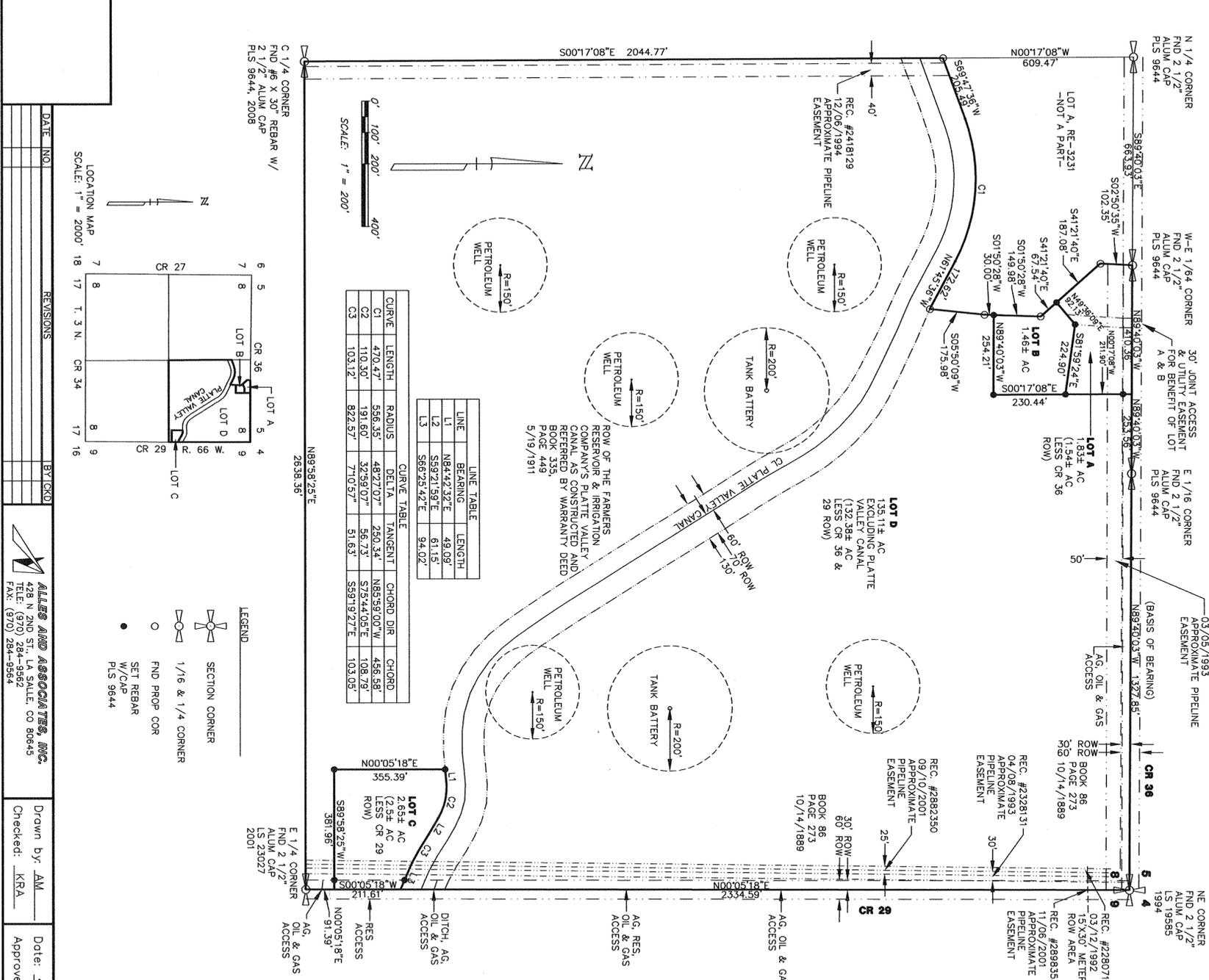


**RECORDED EXEMPTION NO. 1211-8-1 RE-5001**  
LOT B, RE-3231 PART NE4 SECTION 8  
T. 3 N., R. 66 W., 6 P.M.  
WELD COUNTY, COLORADO



**SURVEYOR NOTES:**

- 1) All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorders Office of Weld County, State of Colorado unless stated otherwise.
- 2) NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon (13-80-105 C.R.S.). Ales and Associates, Inc. and/or Kenneth R. Ales will not be liable for more than the cost of this survey, and then only to the client specifically shown hereon or in our file by signed authorization. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.
- 3) BASIS OF BEARING: Considering the north line of the Northeast One-Quarter (NE4) of Section Eight (8), Township Three (3) North, Range Sixty-Six (66) West, 6th P.M., County of Weld, State of Colorado to bear North 89°40'03" West, between monuments as shown on the plat, and all bearings contained hereon being relative thereto:
- 4) All known easements and/or rights-of-way, have been shown on the plat. The easements and/or rights-of-way which are shown hereon may not be complete, are based on general information, and are to be used only in this context.
- 5) This land survey is only valid if print has the original seal and signature of the surveyor of record.

**DESCRIPTION**  
Lot B, RE-3231 located in part of the Northeast One-Quarter (NE4) of Section Eight (8), Township Three (3) North, Range Sixty-Six (66) West of the 6th Principal Meridian, Weld County, Colorado, containing 141.05 acres, excluding Platte Valley Canal rights-of-way, more or less.

**EASEMENT CERTIFICATE**  
I (We), the undersigned, do hereby dedicate, for the benefit of the property(ies) shown or described hereon, easements for the purposes shown or described hereon.  
*Ed Printz*  
2936 LLC by Ed Printz

**OWNERS APPROVAL**  
I (We), the undersigned, being the sole owners in fee of the above-described parcel(s) of land do hereby acknowledge that we (we) understand and intend that the easements shown on this plat are intended to provide for the conduct of other uses, and uses by special review.  
*Ed Printz*  
2936 LLC by Ed Printz

The foregoing certificate was acknowledged before me this 17th day of July, A.D., 2010.  
My Commission Expires: March 30, 2013  
Notary Public: Bonnie J. Brethauer

Witness my Hand and Seal: Kenneth R. Ales

**ACCEPTANCE**  
This plat is accepted and approved for filing.  
*[Signature]*  
Department of Planning Services Director

The foregoing certificate was acknowledged before me this 3th day of July, A.D., 2010.  
My Commission Expires: 2/28/2011  
Notary Public: Billie J. Moore

Witness my Hand and Seal: [Signature]  
Notary Public: Billie J. Moore  
STATE OF COLORADO

**COUNTY NOTES:**

- 1) All proposed or existing structures will or do meet the minimum setback and offset requirements for the zone district in which the property is located. Pursuant to the definition of setback in the Weld County Code, the required setback is measured from the future right-of-way line.
- \* No building or structure as defined and limited to those occupancies listed as Groups A, B, E, F, H, I, M and R in Section 302.1 of the 2003 International Building Code, shall be constructed within a 200-foot radius of any tank, battery or within a 150-foot radius of any wellhead. Any construction within a 200-foot radius of any tank, battery or within a 150-foot radius of any wellhead shall require a variance from the terms of the Section 23-5-10 of the Weld County Code.
- 2) Any future structures or uses on site must obtain the appropriate zoning and building permits.
- 3) Lot A, Lot B and Lot C are not eligible for a future land exemption in accordance with Section 24-8-20.3 of the Weld County Code.
- 4) Prior to the release of building permits, the applicant shall submit a recorded deed describing the land and the release of building permits shall be subject to the Planning Department's legal description on such deed shall include the lot designation and Recorded Exemption number.
- 5) Prior to the release of building permits, the applicant shall submit evidence to the Department of Planning Services that Lots A, B and/or D have an adequate water supply of sufficient quality, quantity and dependability.
- 6) Prior to the release of building permits, the applicant shall submit evidence of approval from the Platteville Fire Protection District to the Weld County Building Department.
- 7) Should noxious weeds exist on the property or become established as a result of the proposed development the applicant/owner shall be responsible for controlling the noxious weeds, pursuant to Section 15-1-40 of the Weld County Code.
- 8) Building permits shall be obtained prior to the construction of any building. Buildings that meet the definition of an Ag Exempt Building per the requirements of Section 23-1-20 and Section 23-1-21 shall be exempt from the requirements of the Planning Department and/or building permit. A permit shall be required for any electrical service to the building or water for watering or washing of livestock or poultry.
- 9) Effective January 1, 2003, Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County Road Impact Program. (Ordinance 2002-11)
- 10) Effective August 1, 2005, Building Permits issued on the proposed lots will be required to adhere to the fee structure of the Capital Expenditure Impact Fee and the Stormwater/Drainage Impact Fee. (Ordinance 2005-8 Section 5-8-40)
- 11) Potential purchasers are hereby notified that confined animal feeding operations are located south and west of the intersection of County Roads 32 and 29 (USR-1195 for a dairy up to 5,000 cows) and east of County Roads 34 and 31 (AMSJP-44-69g production facility). Off-site impacts that may be encountered include noise from trucks, tractors and equipment; dust from animal pens and odors from animal confinement, sludge, and manure.
- 12) Prior to the release of building permits on Lots A, B and/or D, the Lot owner shall verify with the nearest town/city or Sanitation District to determine the location exists for the proposed (400) feet of the property line and the sewer provider is willing to serve the proposed structure. A septic permit cannot be granted by the Weld County Department of Public Health and Environment. Evidence of such shall be submitted in writing to the Weld County Department of Planning Services.
- 13) The property owner acknowledges that mineral owners and lessees have real property interests in the oil and gas beneath the land. The owner shall comply with all applicable regulations of the Colorado Oil and Gas Conservation Commission. (Department of Planning Services)
- 14) WELD COUNTY'S RIGHT TO FARM: Weld County is one of the most productive agricultural counties in the United States. Typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and sporadic, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices, such as noise and odors from farm operations, dust, open views, spot-on-snow, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment, slow moving farm vehicles on rural roads, dust from animal pens, field work, harvest and gravel roads, odor from animal confinement, sludge, and manure, smoke from ditch burning, flies and mosquitoes, hunting and trapping activities, shooting sports, illegal hazarding of nuisance wildlife, and the use of fertilizers and pesticides. The agricultural community is committed to providing the best possible products to utilize the land, and to assist in their agricultural operations. A concentration of miscellaneous agricultural enterprises produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation is a bona fide agricultural operation and the operation is a common or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of over four thousand (4,000) square miles in size. (While the size of the State of Delaware) with more than three thousand (3,700) miles of state and county roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the discipline which must be traveled all emergency by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, road maintenance, and snow removal are all services that are provided by volunteers. Snow removal priorities mean that roads from subdivisions to outcrops may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County, than in an urban or suburban setting. Farm center pivot operations, high speed traffic, sand bars, puncture tires, territorial farm dogs, and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.