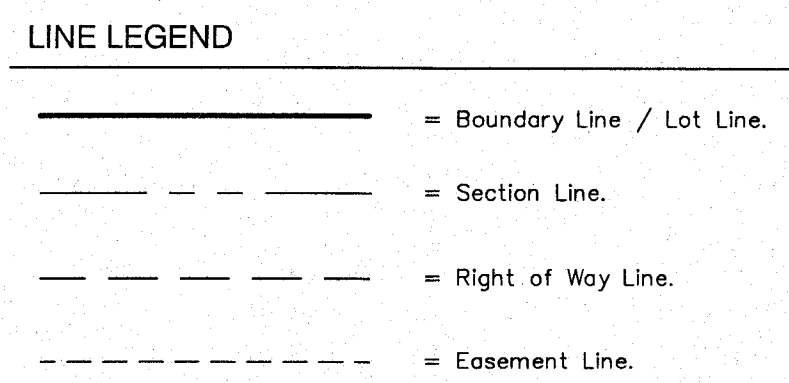
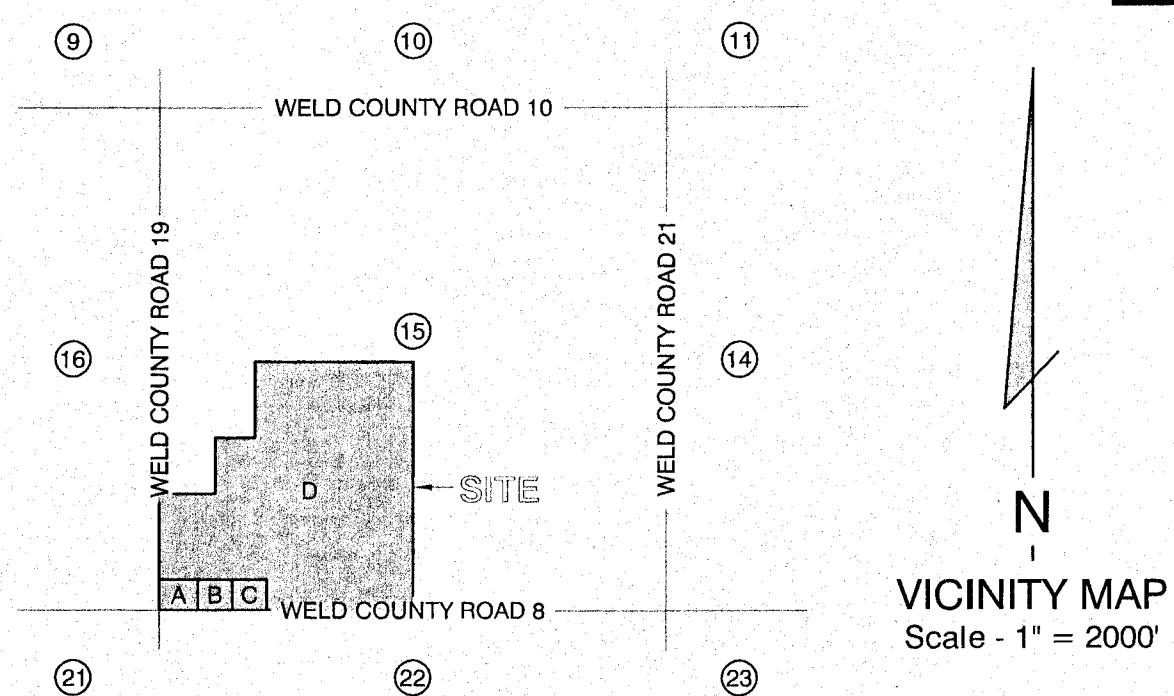


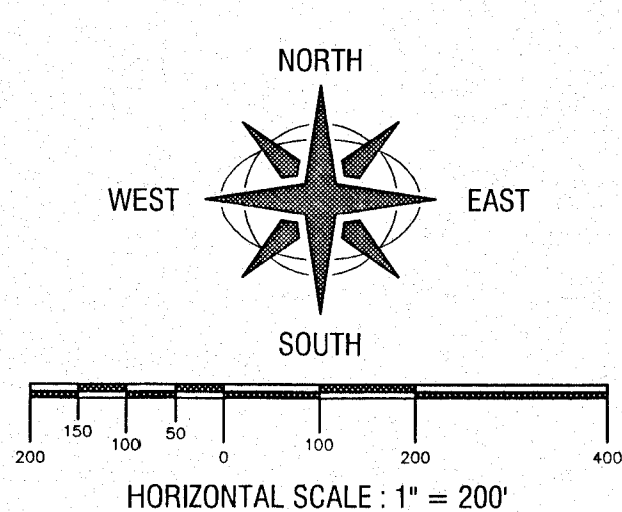
# RECORDED EXEMPTION NO. 1469-15-03 RECX15-0165

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

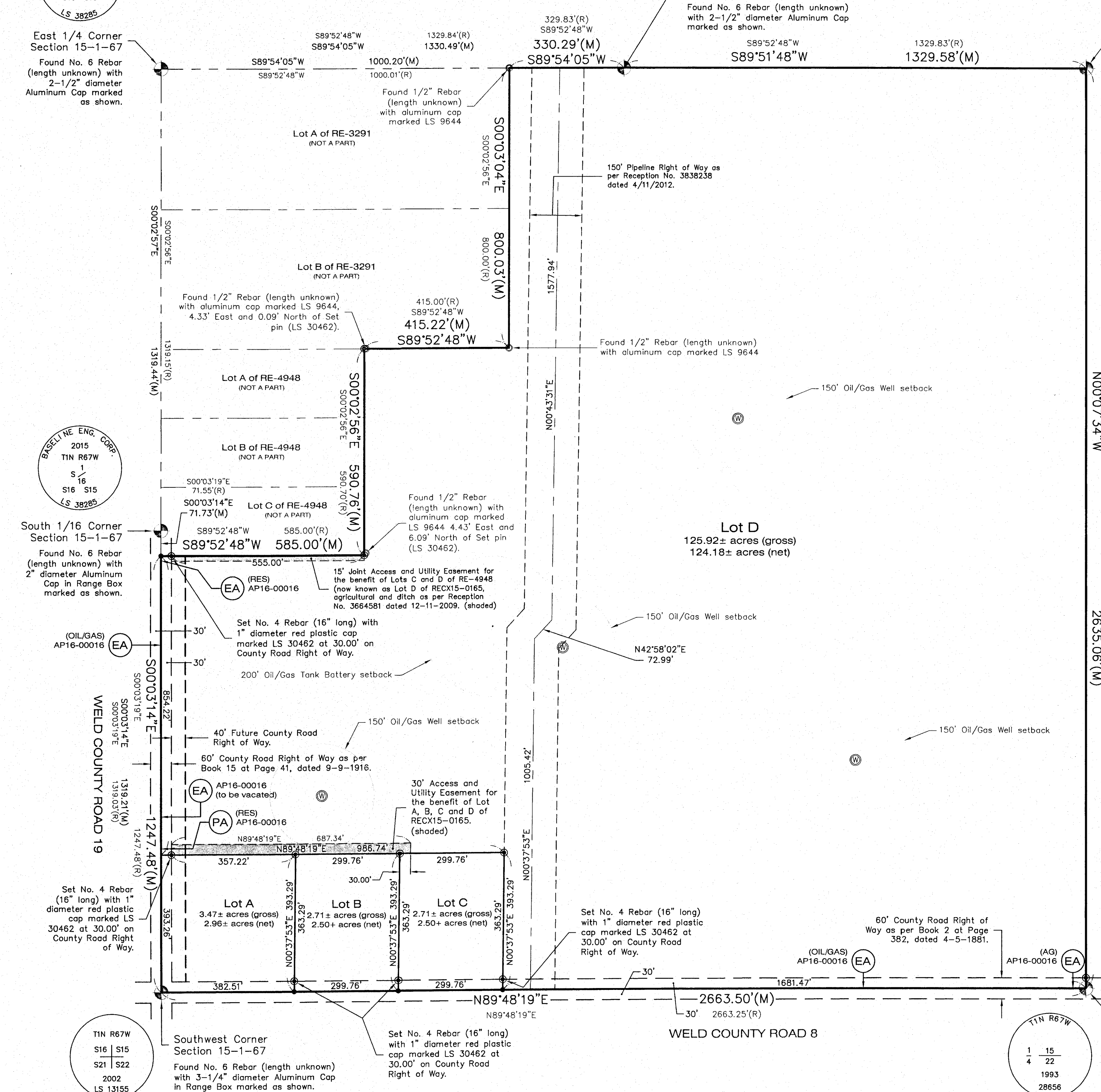
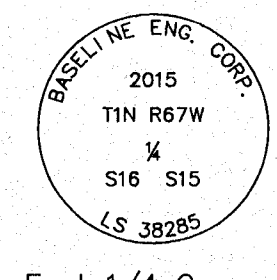
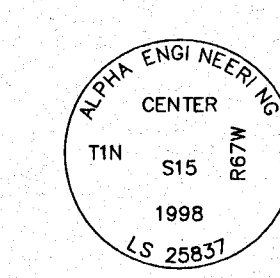


### PROPERTY DESCRIPTION:

Lot D of Recorded Exemption No. 1469-15-03 RE-4948, situate in the Southwest Quarter of Section 15, Township 1 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado.



STATEMENT OF LINEAR UNITS USED:  
Linear Units Used for this survey - U.S. Survey Feet



### PROPERTY OWNER'S CERTIFICATE:

We, the undersigned, being the sole owners in fee of the above described property, do hereby subdivide the same as shown on the attached map. We understand this property is located in the Agricultural Zone District and is also intended to provide areas for the conduct of other uses by right, accessory uses, and uses by special review.

North Star Farms, LLC By: Roy N. Enter As: Manager  
 State of Colorado }  
 County of }  
 The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2016  
 My commission expires: 6-10-2020  
 Witness my Hand and Official Seal  
Allyson Roth  
 Notary Public  
 ALLYSON ROTH  
 STATE OF COLORADO  
 NOTARY ID 20044004087  
 MY COMMISSION EXPIRES 6-10-2020

### EASEMENT CERTIFICATE:

I (We), the undersigned, do hereby dedicate for the benefit of the property shown or described hereon, easements for the purposes shown or described hereon.  
Roy N. Enter  
 North Star Farms, LLC By: Roy N. Enter As: Manager

### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This plot is accepted and approved by the Board of County Commissioners of Weld County, State of Colorado  
 Witness my hand and the corporate seal of Weld County this \_\_\_ day of \_\_\_, 20\_\_  
 Chair, Board of County Commissioners  
 Weld County Clerk to the Board  
 By: Deputy Clerk to the Board  
 Date:

### GENERAL NOTES:

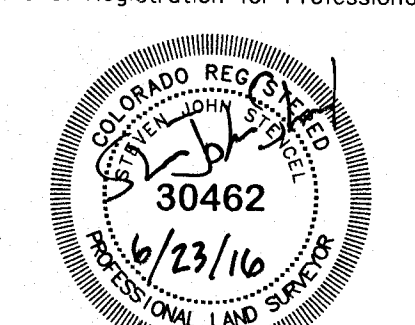
- Basis of Bearings: The South line of the Southwest Quarter of Section 15, Township 1 North, Range 67 West is assumed to bear North 89°48'19" East, monumentation of said line as shown hereon.
- = Set No. 4 rebar (16" long) with 1" diameter red plastic cap marked LS 30462.  
 ● = No monument found or set.  
 (EA) = Approximate location of existing access point. (AP16-00016)  
 (PA) = Approximate location of proposed access point. (AP16-00016)

### PLAT NOTES:

- 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, L, M and R in Section 302.1 of the 2012 International Building Code, shall be constructed within a 200-foot radius of any tank battery or within a 150-foot radius of any wellhead or within a twenty-five-foot radius of any plugged or abandoned oil and gas well. Any construction within a two-hundred-foot radius of any tank battery or one-hundred-fifty-foot radius of any wellhead shall require a variance from the terms of this Chapter in accordance with Subsection 23-6-10.C of this Code.
- Any future structures or uses on site must obtain the appropriate zoning and building permits.
- Lots A, B and C are not eligible for a future land exemption in accordance with Section 24-8-20.C.3 of the Weld County Code
- The largest lot of any Recorded Exemption may not be less than thirty-five (35) acres net unless approved by the Weld County Board of Commissioners in accordance with Section 24-8-40.P. of the Weld County Code.
- Prior to the release of building permits, the applicant shall submit a recorded deed describing the Lot upon which the building permit is requested with the building permit applications. The legal description on such deed shall include the Lot designation and Recorded Exemption number.
- Prior to the release of building permits, the applicant shall submit evidence to the Department of Planning and Development that Lots A, B, C and D have an adequate water supply of sufficient quality, quantity and dependability.
- Potential purchasers should be aware that Lots A, B, C and D may not be eligible for a domestic well permit which allows for outside irrigation and/or the watering of stock animals. The State Division of Water Resources issues all well permits.
- Potential purchasers should be aware that groundwater may not meet all drinking water standards as defined by the Colorado Department of Public Health and Environment. The Weld County Department of Public Health and Environment strongly encourages well users to test their drinking water prior to consumption and periodically thereafter.
- Potential purchasers should be aware that approval of this Recorded Exemption does not guarantee that well permits will be issued for the lots. Any lot may be deemed non-buildable if the lot owner is unable to obtain a well permit. The State Division of Water Resources issues all well permits.
- Should noxious weeds exist on the property, or become established as a result of the proposed development, the applicant/landowner shall be responsible for controlling the noxious weeds, pursuant to Chapter 15, Articles I and II, of the Weld County Code.
- The historical flow patterns and runoff amounts will be maintained on the site.
- 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 29-1-20 and Section 29-3-20.B.13 of the Weld County Code do not need building permits. However, a Certificate of Compliance must be filed with the Planning Department and an electrical and/or plumbing permit is required for any electrical service to the building or water for watering or washing of livestock or poultry.
- Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County-Wide Road Impact Fee Program.
- Building Permits issued on the proposed lots, will be required to adhere to the fee structure of the County Facility Fee and Drainage Impact Fee Programs.
- Potential Purchasers are hereby notified that a tree-trimming business and storage of vehicles is permitted by USR-1482 and is located west of and adjacent to the proposed Recorded Exemption, specifically, approximately 0.05 miles north of County Road 8 and west of and adjacent to County Road 19. Off-site impacts that may be encountered include noise and dust from equipment and other nuisances.
- Potential Purchasers are hereby notified that a dairy is permitted by SUP-327 and is located south of and adjacent to the proposed Recorded Exemption, specifically, south of and adjacent to County Road 8 and approximately 0.1 miles west of County Road 19.
- Potential Purchasers are hereby notified that a mineral resource development facility is permitted by AMUSR11-0021 and is located north of the proposed Recorded Exemption, specifically, south of and adjacent to County Road 10 and east of and adjacent to County Road 19. Off-site impacts that may be encountered include noise and dust from equipment, trucks and other nuisances.
- RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.  
 Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geological locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.
- 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 spacious, 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 and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, the spaciousness, 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. Services in rural areas are provided by 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, silage and manure; smoke from ditch burning, fires and mosquitoes; hunting and trapping activities; shooting sports, legal hazing and use of pesticides; and the use of fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often 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 alleged to be a nuisance employs methods or practices that are commonly 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 approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (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 distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials 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 equipment and all field equipment, ponds and irrigation ditches, electrical power for pumps and 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.

### SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my personal supervision, and that this plat is an accurate representation thereof. I further certify that the survey and this plat complies with all applicable rules, regulations and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.  
 FOR AND ON BEHALF OF:  
 INTERMILL LAND SURVEYING, INC.  
 1301 N. Cleveland Ave.  
 Loveland, CO 80537  
 970-669-0516  
 Steven John Stencel  
 Colo. LS 30462  
 Date: 6/23/16



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**INTERMILL LAND SURVEYING, INC.**  
 LOVELAND, COLORADO 80537  
 1301 NORTH CLEVELAND AVENUE  
 BUS. (970)-669-0516 / FAX (970)-635-9775

**North Star Farms, LLC**  
 CLIENT

TITLE: **RECORDED EXEMPTION NO. 1469-15-03 RECX15-0165**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DRAWN BY: TSC  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 6-23-2016  
 SCALE: 1" = 200'

PROJECT NO.: **P-15-7987**

SHEET	OF
1	1