



## REGULAR (112) PERMIT APPLICATION

Ch # 72198 \$1,000.00

RECEIVED

STATE OF COLORADO

Mined Land Reclamation Board

Department of Natural Resources

1313 Sherman Street, Room 723

Denver, Colorado 80203

SEP 29 1980

Application for Mining and  
Reclamation Permit, pursuant  
to C.R.S. 1973, 34-32-101 et

MINED LAND RECLAMATION

Colo. Dept. of Nat. Resources

Amendment - #77-252

1 Name of operation (Pit name)	Pioneer Mine
2 Name of applicant/operator	The Robinson Brick & Tile Company
3 Address/phone - local office	None
4 Address/phone - general office	500 S. Santa Fe Dr., Denver, Co. 744-3371 Mail: P.O. Box 5243, Denver, Co. 80217
5 Name and phone - person staff members should contact	Mike Leidich 744-3371 During processing of appl. Larry O'Brian 422
6 Parent corporation, if applic- able - name and address	None
7 Owner(s) of record of affected lands - surface area	9989 W. 60th ave, Arvada, CO 80004 The Robinson Brick & Tile Company
8 Owner(s) of substance to be mined	The Robinson Brick & Tile Company
9 Source of legal right to enter	(see Exhibit O, Affidavit)
10 Type of mine and substance to be mined	Open pit, Clay
11 General location and elevation (Miles and direction from near- est town and site elevation	2-1/4 miles South of the Town of Parker, Colorado Elevation: 6000 feet ± sea level da
12 County	Douglas County
13 Acreage of affected lands	69.32 acres ±
14 Application fee	\$1,000.00
15 Present land use	Mining and occasional pasture land
16 Surrounding land uses	*See below
17 Proposed future land use	Non/irrigated pasture
18 Other mining permits and opera- tions in Colorado	(See Exhibit N)
19 Lands herein do not affect any lands described in Sec. 1.56(9)	True
20 Exhibits included	A through P
Map exhibits included	C, D-1, F, I-1 and J-1
21 Notice requirements	(see Appendix)
22 Additional information	(see Appendix)

23 I hereby declare that all information presented in this application is true and correct.

Dated August 29, 1980

- \* North - Mining & pasture
- South - Pasture
- West - Pasture & one residence
- East - Recently subdivided into approximately 3.5 ac residential

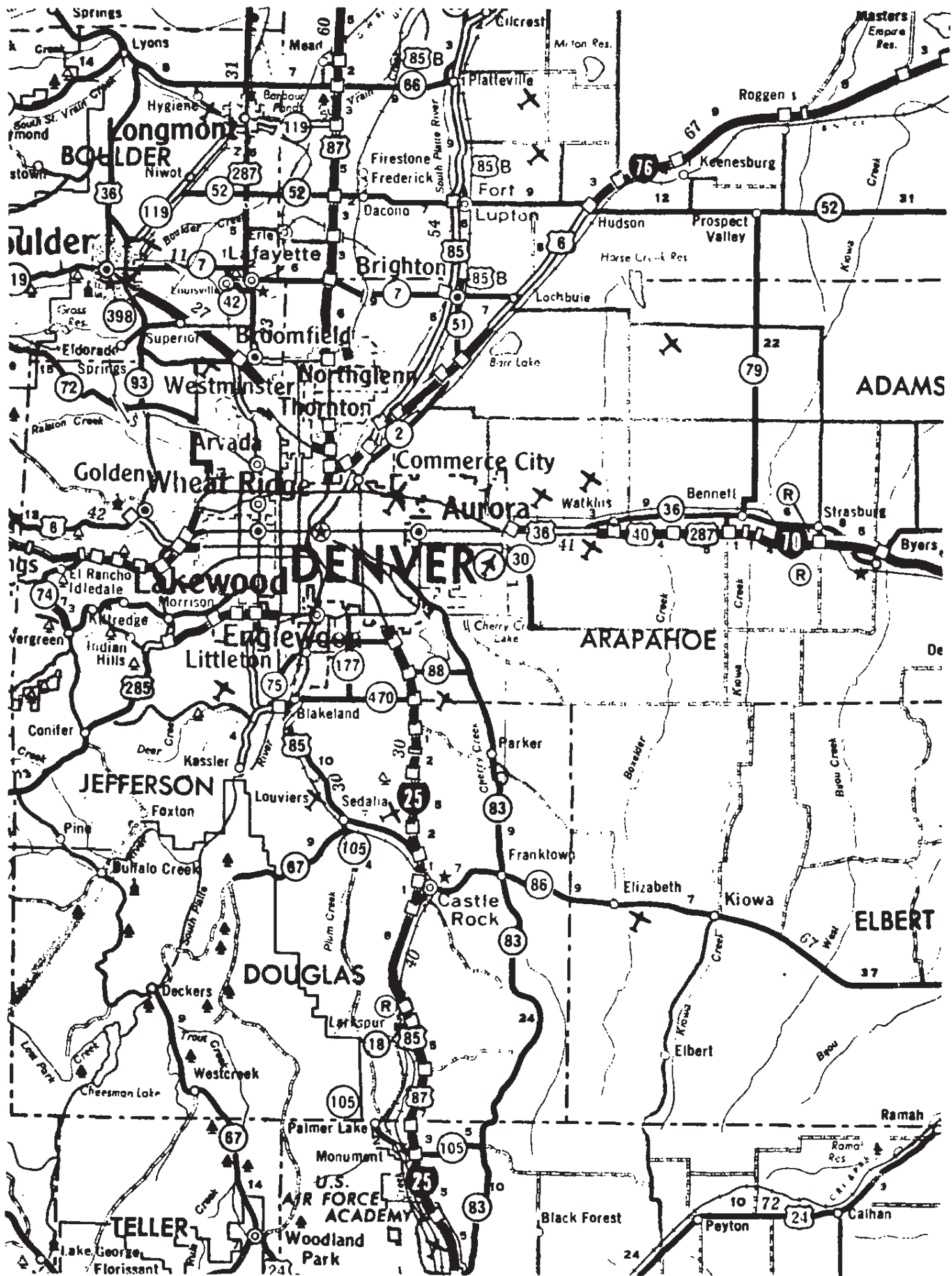
*[Signature]*  
Title Vice-President

(legally authorized to  
bind the operator)

EXHIBIT A

LEGAL DESCRIPTION

That part of SE/4 NE/4, N/2 NE/4 NE/4 and the NE/4 SE/4 of Section 34, lying east of State Highway 83, and part of the NW/4 SW/4 and the NW/4 NW/4 and SW/4 NW/4 Section 35, all in Township 6 South, Range 66 West, 6th Principal Meridian, Douglas County, Colorado.



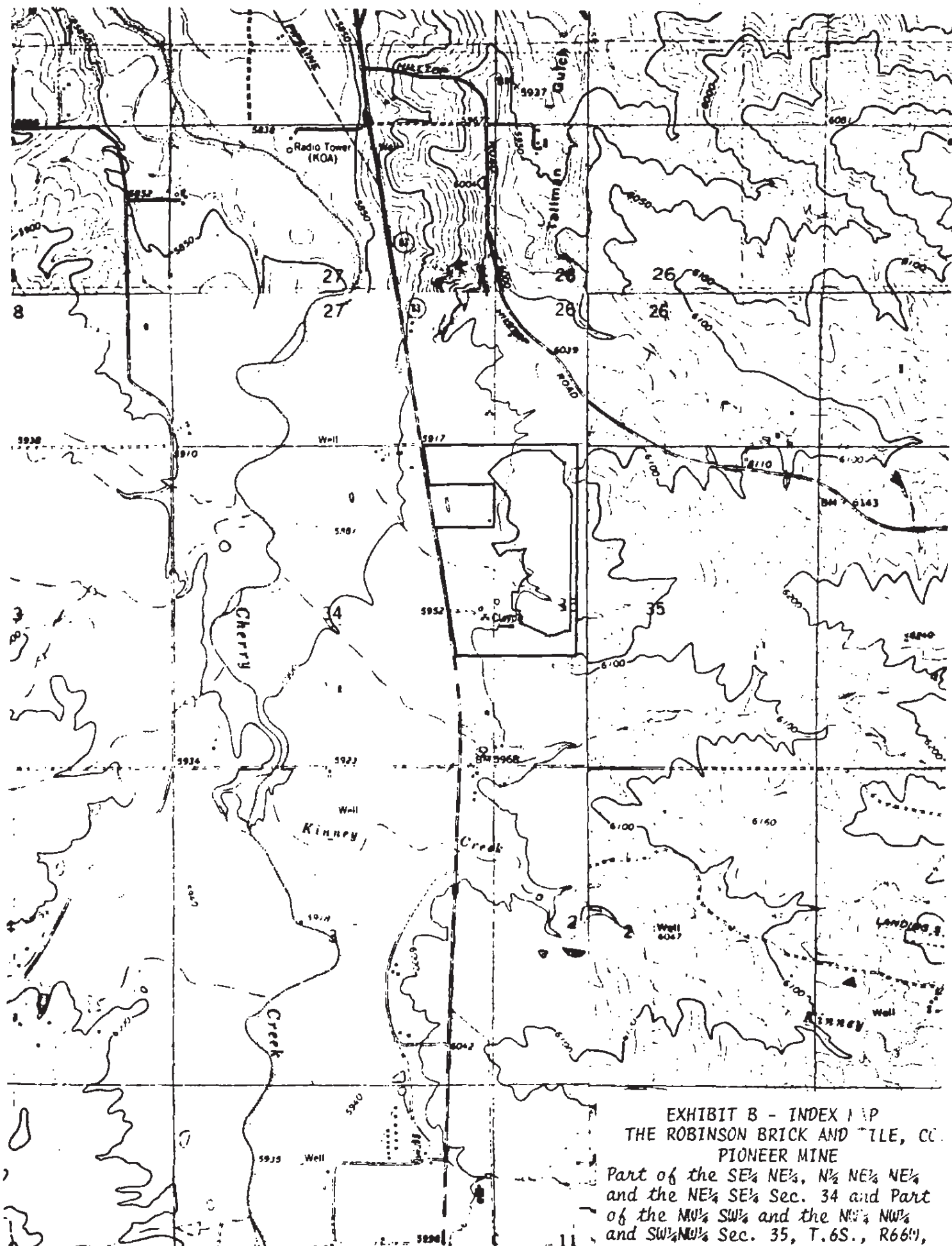


EXHIBIT B - INDEX MAP  
 THE ROBINSON BRICK AND TILE, CO.  
 PIONEER MINE  
 Part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$ , N $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$   
 and the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 34 and Part  
 of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  NW $\frac{1}{4}$   
 and SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 35, T. 6S., R. 66W.,  
 6th P.M., Douglas County, Colo.



March 27, 2017

Colorado Division of Reclamation, Mining, and Safety  
Mr. Peter Hays  
Environmental Protection Specialist  
1313 Sherman Street, Room 215  
Denver, CO 80203

**RECEIVED**

APR 05 2017

Re: M-1977-252 Pioneer Mine, Douglas County, Colorado  
Acreage Reduction Request

DIVISION OF RECLAMATION  
MINING AND SAFETY

Dear Mr. Hays:


During your recent inspection on December 5, 2016 you noted there was a discrepancy in the permitted acreage for the Pioneer Mine Site and found that the correct permitted acreage was 34.0 acres. General Shale has reviewed their files and the 1977 permit map exhibit C Mine Plan Map. General Shale found that the DRMS acreage of 34.0 acres is correct. The General Shale annual report drawing has the permit boundary drawn incorrectly along the west side of the permit boundary. We have since redrawn the boundary on the west side to match the original 1977 map and are now matching the DRMS permitted acreage as shown in the enclosed current conditions site map.

Since the last acreage reduction request there have been two public roadways built along the north and west sides of the Pioneer Mine. Also, the western 13.32 acres of the Pioneer Mine were sold. Most of the sold area was not covered under the DRMS permit. Along the north side Hess Road has been constructed with a 55 feet right of way granted to the Town of Parker; see enclosed Robinson Brick and Town of Parker June 3, 1998 special warranty deed. Along the west side Robinson Ranch Filing 2 Tract B has been sold to Spasco of Colorado; see enclosed Robinson Brick and Spasco of Colorado April 28, 2006 special warranty deed. A portion of the DRMS permit covered Tract B. Also along the west side Pine Bluffs Way has been constructed with an 80 feet right of way granted to the Town of Parker; see January 16, 2006 minor development plat sheet 1 bottom center.

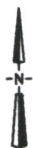
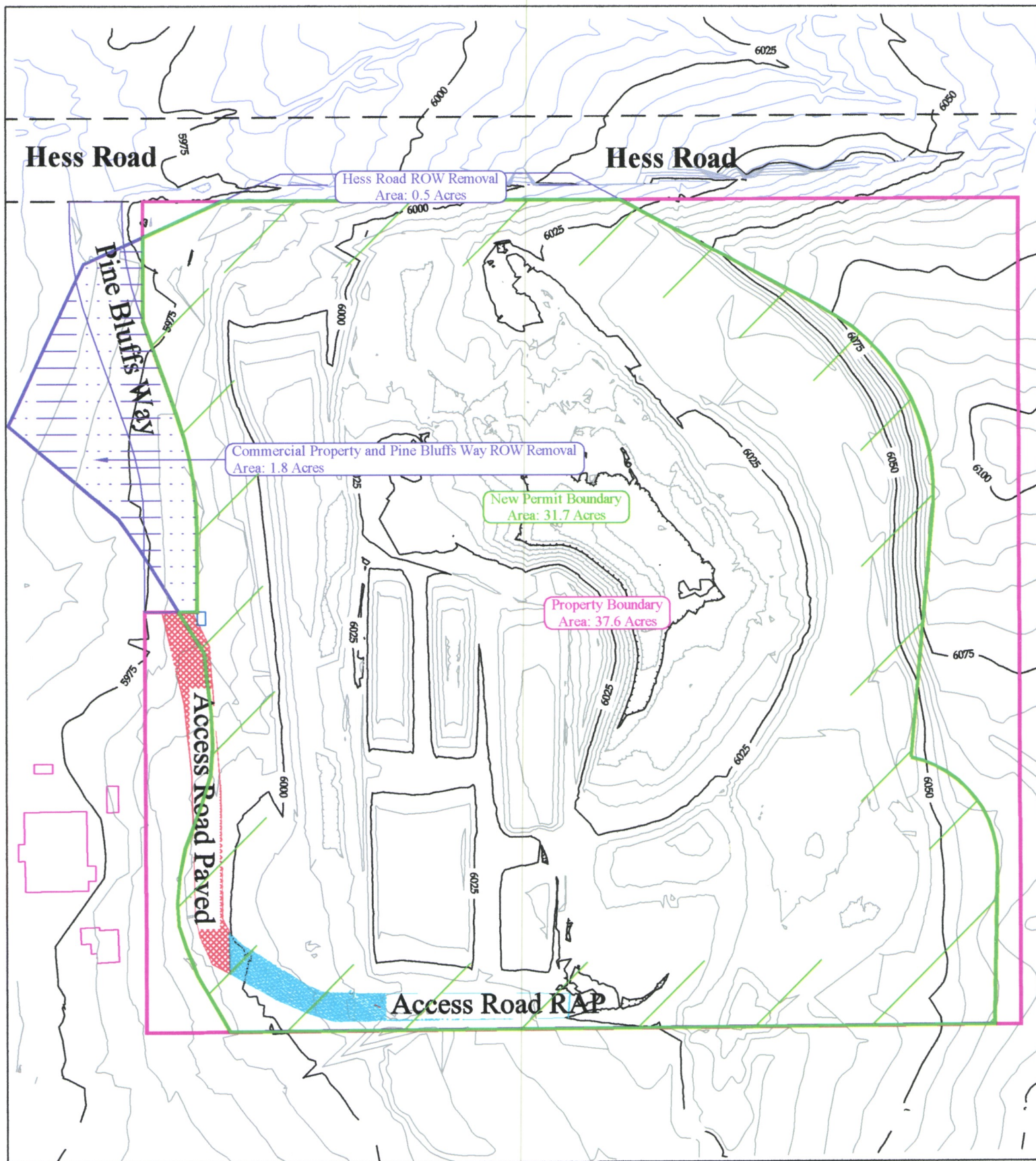
General Shale is requesting the removal of the Hess Road right of way which is approximately 0.5 acres. In addition, General Shale is requesting the removal of the western parcel of the Pioneer Mine that has been sold and the removal of the Pine Bluffs Way totaling 1.8 acres. The new permit area is calculated to be 31.7 acres. The release areas and new permit boundary are shown in the enclosed acreage reduction site map.

Please feel free to contact me with any questions at 303-783-3058 or by email at [jason.mcgraw@generalshale.com](mailto:jason.mcgraw@generalshale.com).

Sincerely,  
General Shale Brick, Inc.

  
Jason E. McGraw P.E.  
Mine Supervisor





CONFIDENTIAL  
THIS DRAWING IS THE PROPERTY OF GENERAL SHALE BRICK, INC.  
AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART  
OR DISCLOSED TO ANY THIRD PARTY OR USED IN ANY WAY WITHOUT  
THE WRITTEN CONSENT OF GENERAL SHALE BRICK, INC.  
DRAWING FILE NAME  
Pioneer\_2017A.dwg

**General Shale Brick, Inc.**

1845 W. Dartmouth Ave  
Denver, Colorado 80110  
Phone (303) 783-3000

DRAWING TITLE

Pioneer Mine M-1977-252  
Acreage Reduction Site Map

CONTOUR INTERVAL:

5'

DRAWING NUMBER:

DRAWN BY:

APPROVAL BY:

REVISION:

DATE:

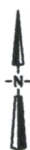
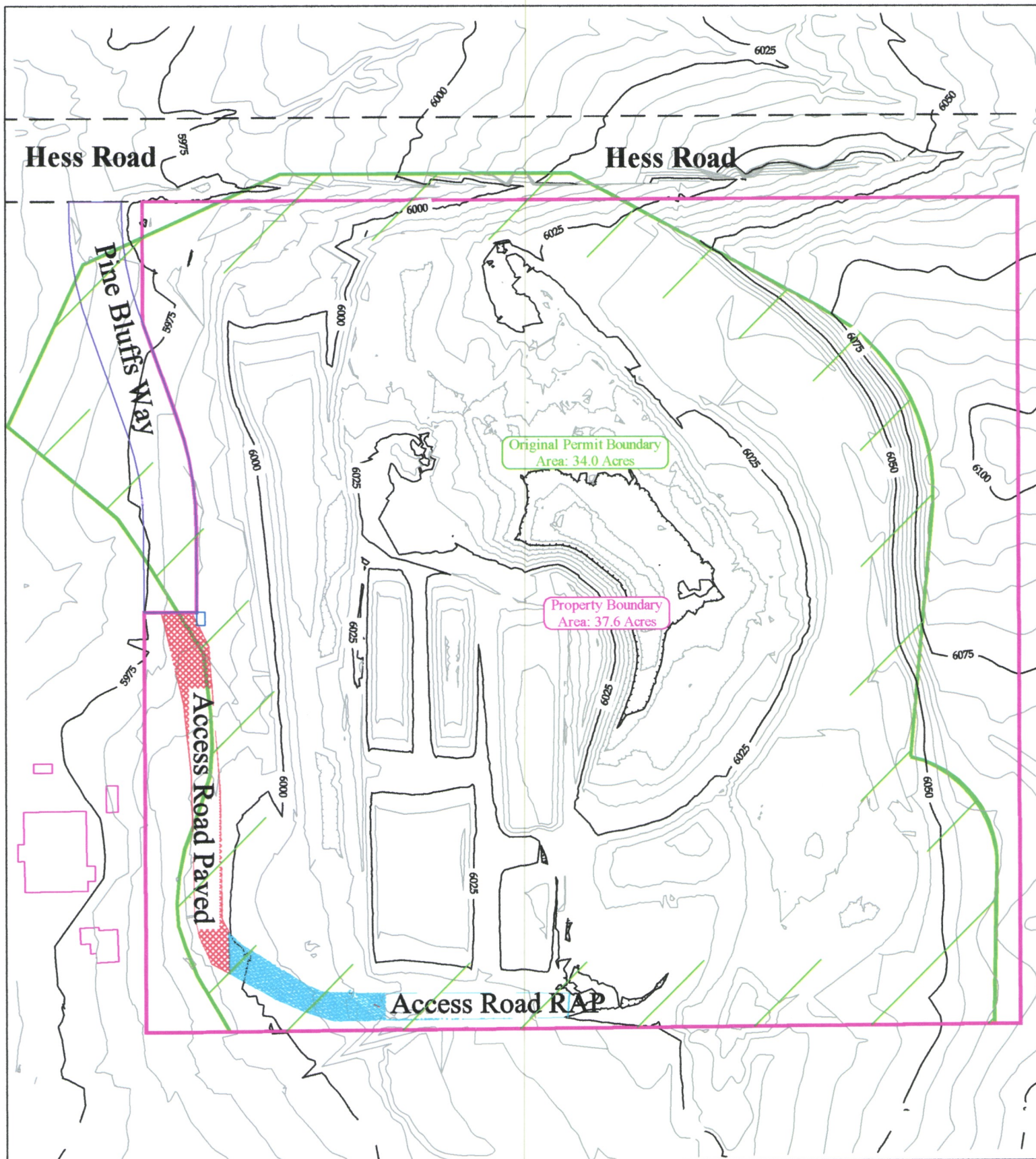
SCALE:

A SHT. 1 OF 1

March 27, 2017

1"=150'





CONFIDENTIAL  
THIS DRAWING IS THE PROPERTY OF GENERAL SHALE BRICK, INC.  
AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART  
OR DISCLOSED TO ANY THIRD PARTY OR USED IN ANY WAY WITHOUT  
THE WRITTEN CONSENT OF GENERAL SHALE BRICK, INC.  
DRAWING FILE NAME  
Pioneer\_2017A.dwg

**General Shale Brick, Inc.**

1845 W. Dartmouth Ave  
Denver, Colorado 80110  
Phone (303) 783-3000

DRAWING TITLE

**Pioneer Mine M-1977-252  
Current Site Map**

CONTOUR INTERVAL:

5'

DRAWING NUMBER:

DRAWN BY:

APPROVAL BY:

REVISION:

DATE:

SCALE:

A SHT. 1 OF 1

March 27, 2017

1"=150'



2008055035

08/06/2008 10:00:01

PGS 4 \$21.00 DF \$.00

TD1000N

Electronically Recorded Official Records Douglas County CO

Jack Arrowsmith Clerk and Recorder

## SPECIAL WARRANTY DEED

ROBINSON BRICK, GENERAL SHALE BRICK, INC., ("Grantor"), a Delaware corporation formerly, ROBINSON BRICK COMPANY, a Colorado corporation, successor in interest to ROBINSON BRICK & TILE COMPANY, whose street address is 1845 West Dartmouth, Denver, Colorado 80110-1308, County of DENVER, State of Colorado, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to the **TOWN OF PARKER**, a Colorado home rule municipality, whose street address is 20120 East Mainstreet, Parker, Colorado 80138, County of Douglas, State of Colorado, and its successors and assigns forever, the real property described in **Exhibit A**, attached hereto and made a part hereof, in the County of Douglas, State of Colorado, together with improvements, if any, and with all its appurtenances, if any, and **WARRANTS THE TITLE** against all persons claiming under Grantor, subject to those matters listed in **Exhibit B**, attached hereto and made a part hereof.

Signed this 2 day of July, 2008.

**GRANTOR: ROBINSON BRICK, GENERAL SHALE BRICK, INC.**, a Delaware corporation formerly, ROBINSON BRICK COMPANY, a Colorado corporation, successor in interest to ROBINSON BRICK & TILE COMPANY

I, Merlin Klotz, County Clerk and Recorder  
in and for the County of Douglas, State of  
Colorado, do hereby certify that the foregoing is  
A full, true and correct copy of the document  
Recorded in my office.

By Tealynne Poon  
Deputy Clerk & Recorder

Date: 3/30/2017 4:10 PM



By: Marvin R. Myers, Jr.  
Title: V P MINING & CRASH RESOURCES

STATE OF COLORADO )  
 )ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2008, by Marvin R. Myers, Jr. as V.P. of Robinson Brick, General Shale Brick, Inc.

My commission expires: 03/17/2012

SEAL



Notary Public

MR. Myers  
7-17-2008

7 2 2008

2008055035

# EXHIBIT A

## ROBINSON RANCH RIGHT-OF-WAY DEDICATION

RIGHT-OF-WAY LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SAID RIGHT-OF-WAY DEDICATION BEING LOCATED WITHIN TRACT "A", ROBINSON RANCH FILING NO. 2, AS RECORDED AT RECEPTION #2006011292, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "B" ROBINSON RANCH FILING NO. 2 AS RECORDED AT RECEPTION #2006011292; THENCE N88°56'22"E ALONG THE SOUTH END OF PINE BLUFFS WAY AS PLATTED IN SAID ROBINSON RANCH FILING NO. 2, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID PINE BLUFFS WAY; THENCE S00°58'39"E PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID PINE BLUFFS WAY A DISTANCE OF 35.00 FEET; THENCE S88°56'22"W PARALLEL WITH SOUTH RIGHT OF WAY LINE OF SAID PINE BLUFFS WAY A DISTANCE OF 80.00 FEET; THENCE N00°58'39"W PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SAID PINE BLUFFS WAY A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF DOUGLAS, STATE OF COLORADO

SAID EASEMENT CONTAINS 2800.00 SQUARE FEET (0.064 ACRES)

MR. Meyer  
7-17-2008



# EXHIBIT "A"

A PART OF TRACT "A" ROBINSON RANCH FILING NO. 2

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M.,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

ROBINSON BRICK COMPANY  
2233-563-07-001  
TRACT "A" ROBINSON RANCH FILING NO. 2

LOT 7

LOT 8

EXISTING 35'  
ACCESS EASEMENT

10' UTILITY  
EASEMENT

10' UTILITY  
EASEMENT

PINE BLUFFS WAY  
80' RIGHT OF WAY

P.O.B.

225.45'

232.54'

35' ACCESS EASEMENT  
RECEPTION #2006020896

N00°58'39"W  
35.00'

N88°56'22"E  
80.00'

S00°58'39"E  
35.00'

325.19'  
S88°56'22"W

S88°56'22"W  
80.00'

80' DRAINAGE  
EASEMENT

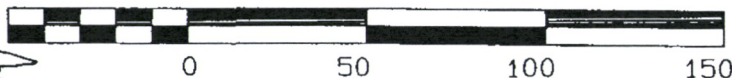
MARTIN & BARBARA COCKRIEL  
PARCEL NO. 2233-341-00-003  
UNPLATTED

SE COR. NE 1/4, NE 1/4  
FOUND 3" AL CAP  
PLS 26043



GRAPHIC SCALE

1"=50'



PREPARED BY:  
DON TJEKES SURVEYING  
PO BOX 673  
MONUMENT, CO 80132  
303) 794-7536

MR. M...  
2-19-2003

## EXHIBIT B

1. Reservations by the Union Pacific Land Company of: (1) all oil, coal and other minerals underlying subject property, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in deed recorded July 28, 1906, in Book 34, at Page 518.

Release and Quit Claim Deed recorded August 15, 1962, in Book 145, at Page 108.

Request for Notification of Surface Development recorded May 16, 2002, in Book 2330, at Page 1449.

2. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Cherry Creek Basin Authority, as evidenced by instrument recorded May 6, 1988, in Book 790, at Page 718.
3. The effect of Robinson Parcel Annexation Map recorded July 21, 1998, under Reception No. 9855529.
4. The effect of Robinson Ranch Development Plan Map recorded July 21, 1998, under Reception No. 9855530.
5. Ordinance No. 2.108, Series of 1998, recorded July 21, 1998, in Book 1575, at Page 761.
6. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Parker Water and Sanitation District, as evidenced by instrument recorded November 16, 1998, in Book 1626, at Page 956.
7. Terms, conditions, provisions, burdens and obligations, as set forth in Non-Tributary Groundwater Consent Land Ownership Statements recorded December 7, 1998, in Book 1636, at Pages 1970, 1973, 1976 and 1979.
8. Terms, conditions, provisions, burdens and obligations, as set forth in Agreement recorded April 29, 1999, in Book 1700, at Page 1453.
9. Easements, conditions, covenants, restrictions, reservations and notes on the recorded plat of Robinson Ranch Filing No. 2 recorded February 8, 2006, under Reception no. 2006011292.

  
Robinson Brick Regulatory Manager

SPECIAL WARRANTY DEED

THIS DEED, made this 3rd day of June, 19 98,  
between ROBINSON BRICK COMPANY,

a corporation duly organized and existing under and by virtue of the laws of the State of  
Colorado, grantor, and Town of Parker,  
a Colorado home rule municipality

whose legal address is 20120 East Main Street  
Parker, Colorado 80134

DC9855532

of the \*County of Douglas and State of , grantee(s):

WITNESS, that the grantor, for and in consideration of the sum of Ten and No/100 Dollars  
and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,  
bargain, sell, convey and confirm unto the grantee(s) its heirs, successors and assigns forever, all the real property, together  
with improvements, if any, situate, lying and being in the County of Douglas and  
State of Colorado, described as follows:

See legal description attached hereto as Exhibit A  
and incorporated herein by this reference.

Subject to: those matters set forth on Exhibit  
B attached hereto and incorporated herein by this  
reference.

I, Merlita Klotz, County Clerk and Recorder  
in and for the County of Douglas, State of  
Colorado, do hereby certify that the foregoing is  
A full, true and correct copy of the document  
Recorded in my office.

By Terlyne P...  
Deputy Clerk & Recorder



Date: 3/30/2017 4:10 PM

also known by street and number as: vacant land  
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion  
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand  
whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s),  
heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WAR-  
RANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s),  
heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the  
grantor.

IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto subscribed by its President, and its  
corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

Delores Pearson  
Secretary

ROBINSON BRICK COMPANY,  
a Colorado corporation

By Michael Hendrich  
Vice President

STATE OF COLORADO

County of Sumner

ss.

The foregoing instrument was acknowledged before this



EXHIBIT A  
(Page 1 of 2)

LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION  
HESS ROAD

A parcel of land located in the Northeast one-quarter of the Northeast one-quarter of Section 34 and the Northwest one-quarter of the Northwest one-quarter of Section 35, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northeast corner of the Northeast one-quarter of the Northeast one-quarter of said Section 34, also being the True Point of Beginning; thence South  $88^{\circ} 55' 56''$  West, along the North line of said one-quarter of said Northeast one-quarter of Section 34, a distance of 1097.07 feet to a point on the Easterly Right of Way line of Colorado State Highway No. 83, also known as South Parker Road; thence South  $09^{\circ} 31' 09''$  East, along said Easterly line, a distance of 70.77 feet to a point on a line 70 feet South of and parallel with the North line of said Northeast one-quarter; thence North  $88^{\circ} 55' 56''$  East, along said parallel line, a distance of 1086.56, to the East line of said Northeast one-quarter, also being the West line of the Northwest one-quarter of said Section 35; thence North  $00^{\circ} 58' 45''$  West, along the East line of said Northeast one-quarter, a distance of 15.00 feet to a point on a line 55 feet south of and parallel with the North line of the Northwest one-quarter of said Section 35; thence North  $89^{\circ} 01' 18''$  East, along said parallel line, a distance of 1331.50 feet to a point on the East line of the Northwest one-quarter of said Northwest one-quarter; thence North  $00^{\circ} 56' 50''$  West, along said East line, a distance of 55.00 feet to the North line of the Northwest one-quarter of said Northwest one-quarter; thence South  $89^{\circ} 01' 18''$  West, along said North line, a distance of 1331.54 feet to the True Point of Beginning. Said parcel of land contains 149,660 square feet or 3.436 acres, more or less.

Basis of Bearings: The East line of Colorado State Highway No. 83, between Colorado Department of Highways Right of Way markers located approximately 54 and 550 feet north of the South line of the North east one- quarter of the Southeast one-quarter of Section 34, said to bear North  $06^{\circ} 38' 30''$  West.

Prepared by:  
Inter-Mountain Engineering, Ltd.  
8392 Continental Divide Road, Suite 107  
Littleton, Colorado 80127

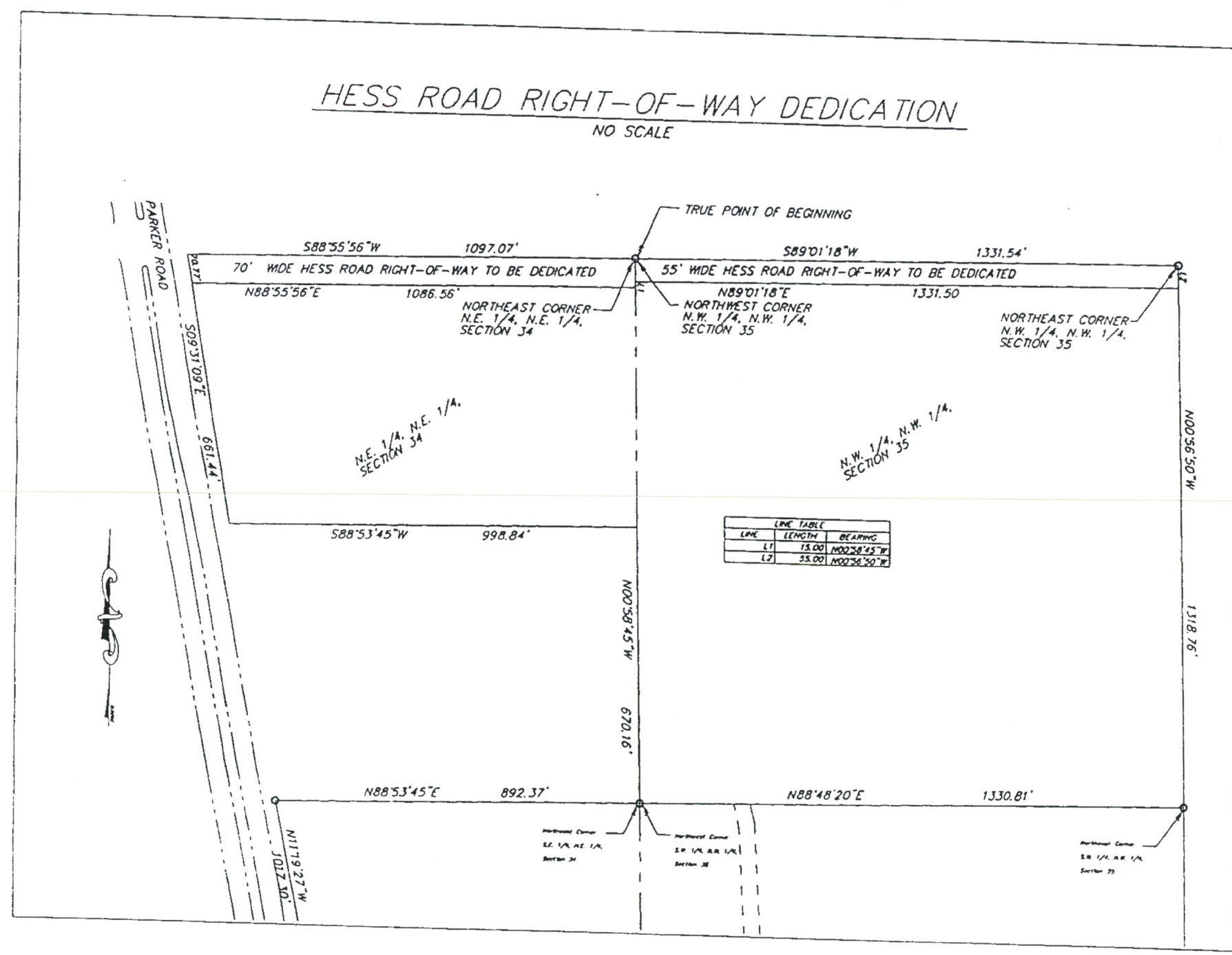
Andrew K. Cornelius  Co. P.E. & P.L.S. 26043

Project No. 94150  
March 12, 1998.

file 94150 HESS LEGAL.doc

9855532 - 07/21/98 09:25 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B1575 - P0804 - \$30.00 - D.F. \$0.00 - 2/ 6

9855532 - 07/21/98 09:25 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
 B1575 - P0805 - \$30.00 - D.F. \$0.00 - 3/ 6





9855532 - 07/21/98 09:25 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B1575 - P0806 - \$30.00 - D.F. \$0.00 - 4/ 6

EXHIBIT B

Permitted Exceptions

1. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 09, 1893, IN BOOK P AT PAGE 143.

2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED May 09, 1893, IN BOOK P AT PAGE 143.

3. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED December 24, 1896, IN BOOK 12 AT PAGE 40.

4. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED December 24, 1896, IN BOOK 12 AT PAGE 40.

5. RESERVATIONS BY THE UNION PACIFIC UNION PACIFIC LAND COMPANY COMPANY OF: (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED JULY 28, 1906, IN BOOK 34 AT PAGE 518.

6. RIGHT OF WAY FOR THE GALDAUF & LIPPS DITCH AS DESCRIBED IN DEED RECORDED AUGUST 1, 1904 IN BOOK 32 AT PAGE 14.

7. RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED JULY 27, 1939, IN BOOK 93 AT PAGE 340.

8. ANY INCLUSION INTO THE CHERRY VALLEY PUBLIC IRRIGATION DISTRICT AS DISCLOSED IN DEED RECORDED APRIL 24, 1944 IN BOOK 97 AT PAGE 45.

9. RIGHT OF WAY EASEMENT AS GRANTED TO THE COLORADO TELEPHONE COMPANY IN INSTRUMENT RECORDED January 25, 1906, IN BOOK 34 AT PAGE 389.
10. STATEMENT MAP OF THE ROWLEY DITCH AS RECORDED JUNE 19, 1886 IN BOOK Q AT PAGE 334.
11. RIGHT OF WAY EASEMENT AS GRANTED TO FORD, BACON & DAVIS IN INSTRUMENT RECORDED October 14, 1927, IN BOOK 83 AT PAGE 81.
12. RIGHT OF WAY EASEMENT AS GRANTED TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED November 30, 1977, IN BOOK 319 AT PAGE 208.
13. ANY AND ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS.
14. UTILITY EASEMENT AS GRANTED TO STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO IN INSTRUMENT RECORDED October 29, 1990, IN BOOK 937 AT PAGE 117.
15. EASEMENT AS GRANTED TO WYCO PIPELINE COMPANY RECORDED MAY 2, 1991 IN BOOK 967 AT PAGE 266.
16. PERMANENT EASEMENT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS RECORDED MARCH 11, 1992 IN BOOK 1035 AT PAGE 101.
17. RULE AND ORDER AS RECORDED APRIL 27, 1992 IN BOOK 1047 AT PAGE 908.
18. RIGHT OF WAY EASEMENT AS GRANTED TO WYCO PIPE LINE COMPANY IN INSTRUMENT RECORDED May 11, 1966, IN BOOK 169 AT PAGE 512.
19. DECLARATION OF EASEMENTS AS RECORDED DECEMBER 20, 1966 IN BOOK 173 AT PAGE 493 AND RECORDED JULY 15, 1981 IN BOOK 416 AT PAGE 644.
20. LIMITATION OF ACCESS RIGHTS BY VIRTUE OF DOCUMENTS RECORDED OCTOBER 29, 1990 IN BOOK 937 AT PAGE 113 AND RECORDED APRIL 27, 1992 IN BOOK 1047 AT PAGE 908.
21. EASEMENT AS GRANTED IN QUIT CLAIM DEEDS RECORDED AS FOLLOWS: MAY 3, 1993 IN BOOK 1122 AT PAGE 1265; JULY 1, 1994 IN BOOK 1205 AT

PAGE 2368. ASSIGNMENT OF CONVEYANCE RECORDED FEBRUARY 27, 1995 IN  
BOOK 1249 AT PAGE 325.

22. EASEMENT AGREEMENT BY AND BETWEEN ROBINSON BRICK  
COMPANY, A COLORADO CORPORATION AND PARKER WATER AND SANITATION  
DISTRICT, A QUASI-MUNICIPAL CORPORATION RECORDED NOVEMBER 4, 1997 IN  
BOOK 1480 AT PAGE 558.

9855532 - 07/21/98 09:25 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER  
B1575 - P0808 - \$30.00 - D.F. \$0.00 - 6/ 6



OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER

RECORDING FEE: \$6.00  
DOCUMENT FEE: \$382.50  
TD1000: YES 1 PG

# 2006038351

05/08/2006 09:56 AM

\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
By \_\_\_\_\_

SPECIAL WARRANTY DEED



2006038351 1 PG

THIS DEED, Made on this day of April 28, 2006, between

ROBINSON BRICK COMPANY, A COLORADO CORPORATION, FORMERLY KNOWN AS ROBINSON BRICK AND TILE COMPANY

of the County of DENVER and State of COLORADO, Grantor(s), and

SPASCO OF COLORADO, LLC

whose legal address is : C/O HUNTINGTON PROPERTIES, INC., 109 N. POST OAK LANE, SUITE 550 BUNKER HILL  
of the \_\_\_\_\_ County of \_\_\_\_\_ and State of TEXAS, of the Grantee(s):

WITNESS, That the Grantor, for and in consideration of the sum of ( \$3,825,000.00 )

\*\*\* Three Million Eight Hundred Twenty Five Thousand and 00/100 \*\*\*

DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the \_\_\_\_\_ County of DOUGLAS and State of Colorado, described as follows:

TRACT B, ROBINSON RANCH FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

also known as street number THE SOUTHEAST CORNER OF SOUTH PARKER ROAD AND EAST HESS ROAD, DOUGLAS COUNTY, COLORADO

TOGETHER with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), their heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s).

EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2006 AND SUBSEQUENT YEARS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY

IN WITNESS WHEREOF the Grantor(s) have executed this deed on the date set forth above.

ROBINSON BRICK COMPANY, A COLORADO CORPORATION,  
FORMERLY KNOWN AS ROBINSON BRICK AND TILE COMPANY

By: [Signature]  
BOB JASTER, PRESIDENT & CEO

I, Merlijn Klotz, County Clerk and Recorder  
In and for the County of Douglas, State of  
Colorado, do hereby certify that the foregoing is  
A full, true and correct copy of the document  
Recorded in my office.

By: [Signature]  
Deputy Clerk & Recorder

STATE OF COLORADO )  
Dave County of Dave ) ss.

The foregoing instrument was acknowledged before me on this day of April 28, 2006  
by BOB JASTER AS PRESIDENT & CEO OF ROBINSON BRICK COMPANY, A COLORADO CORPORATION, FORMERLY KNOWN AS ROBINSON BRICK AND TILE COMPANY

My commission expires 04/04/2010  
Witness my hand and official seal.

YNN M. RAMIRE



MINOR DEVELOPMENT PLAT  
**ROBINSON RANCH FILING NO. 2**

A PART OF THE ROBINSON RANCH PD LOCATED IN  
THE NW 1/4, NW 1/4 SECTION 35 AND PART OF THE NE 1/4, NE 1/4 SECTION 34, T6S, R66W, 6TH PM  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
52.70 ACRES, TRACT A & B

SECTION 34 AND THE NW 1/4  
P.M. IN THE TOWN OF  
AS:

N 35; THENCE S00°58'39" E,  
E OF 55.00 FEET TO THE  
Y LINE OF HESS ROAD;  
LINE OF SAID NW 1/4, A  
THE BUTTERFIELD  
D COUNTY; THENCE  
87 FEET TO THE SE CORNER  
NCE S88°47'02"W, ALONG THE  
F 1330.72 FEET TO THE SW  
9°W, ALONG THE WEST LINE  
THE NORTHEAST CORNER OF  
X PARCEL NUMBER  
2 THE NORTH LINE OF SAID  
E NORTH LINE OF THE M  
- 341-00-029), 998.97 FEET  
AKA PARKER ROAD); THENCE  
0 FEET TO THE SOUTH  
E S05°56'E, ALONG SAID SOUTH  
E NORTH LINE OF THE NE 1/4  
ET TO THE WEST LINE OF  
AID WEST LINE, 15.00 FEET

ES MORE OR LESS.

NORTHWEST 1/4 OF  
T OF THE 6TH PRINCIPAL  
PER LAND SURVEY PLAT  
1/05) PROJECT No. 0412.032

MMENCE ANY LEGAL ACTION BASED UPON ANY  
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN  
F DEFECT IN THIS SURVEY BE COMMENCED MORE  
RIBUTATIONS SHOWN HEREON.

MOUSLY DEDICATED PER BOOK 1575, PAGE 804  
XERS' RECORDS.

ED FOR THE SOLE PURPOSE OF CREATING  
EDICATE THE ROADWAY ACCESS NECESSARY TO  
4, THE PROPERTY IS CURRENTLY UN-BUILDABLE,  
VG OR CONSTRUCTION PERMIT FOR ANY PORTION  
7TS A AND B WILL BE REQUIRED BEFORE ANY  
JTHORIZED BY THE TOWN OF PARKER.

UTILITY SERVICES TO THE PROPERTY WILL BE  
30TH TRACTS A AND B.

ATHIN ANY FLOODPLAIN OR HAZARD AREA  
AGEMENT AGENCY MAP PANEL 08035C0180F

OVERHEAD 115-KV TRANSMISSION LINE WILL  
SPECIAL REVIEW REQUEST.

E SOUTHERLY BOUNDARY OF TRACT B MAY NEED  
EMENT IF A CORRESPONDING 35-FOOT ACCESS  
THE COCKRIEL PROPERTY AT SUCH TIME AS  
10-FOOT WIDE ACCESS EASEMENT IS NECESSARY  
WAY.

BLUFFS WAY FROM ITS CURRENT TERMINUS  
NEIGHBORHOOD NORTHWARD TO PINE BLUFFS  
UBDIVISION PLATTING FOR TRACT A.

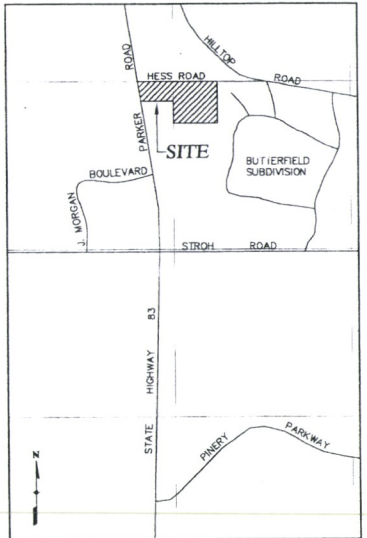
S FOR TRACT B, THE PROPERTY OWNER SHALL  
ENT OF THE COST TO CONSTRUCT TWO (2)  
TER AND SIDEWALK, AS REQUIRED IN PARAGRAPH  
EMENT RECORDED IN THE DOUGLAS COUNTY  
1988 AT RECEPTION NO. 9855531.

E COMMERCIAL PROPERTY), THE SUBDIVIDER FOR  
CORDANCE WITH THE ANNEXATION AGREEMENT  
L AS TOWN INCURRED PUBLIC IMPROVEMENT  
2 THE COMMERCIAL PROPERTY, THE FOLLOWING

(\$40,062.00) AS A REIMBURSEMENT FOR ONE  
GNAL AT PARKER ROAD AND HESS ROAD.  
KURTH LEG TO THE SIGNAL AT THE  
FTS WAY.  
NTEEN DOLLARS (\$34,617) AS A REIMBURSEMENT  
IG SIGNAL AT HESS ROAD AND PINE BLUFFS

S 9 AND 10, ABOVE, AT THE TIME OF RE-PLAT  
-PLAT WILL BE REQUIRED TO BUILD AND  
ND DECELERATION LANES ON PARKER ROAD AND  
ERTY.

HE SUBDIVIDER WILL BE REQUIRED TO INCLUDE  
ESS ROAD AS PART OF THE CONSTRUCTION  
UEST.



VICINITY MAP  
SCALE: 1" = 2000'

**DEDICATION STATEMENT**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS  
OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN,  
HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS,  
STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF  
ROBINSON RANCH FILING No. 2.

ALL STREETS AND RIGHTS-OF-WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED  
TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES  
AND PURPOSES.

ROBINSON RANCH COMPANY  
BY: Robert C. Jester TITLE: PRES. & CEO  
OWNER/MORTGAGEE

ATTEST: Robert C. Jester  
Asst. SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16<sup>th</sup> DAY OF JANUARY, 2006 BY Robert C. Jester  
(NAME PRINTED)

WITNESS MY HAND AND OFFICIAL SEAL

Robert C. Jester  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/16/07

**PLANNING COMMISSION**

THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY PLANNING COMMISSION ON JANUARY 12, 2006

James T. Jones 1/16/06  
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

**TOWN COUNCIL**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO,  
ON THE 6<sup>th</sup> DAY OF FEBRUARY, 2006, FOR FILING.  
THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES,  
PAVING, GRADING, CURBS, GUTTERS, SIDE WALKS, ROAD LIGHTING, ROAD  
SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER  
IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE  
SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE  
OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTIONS HAS BEEN COMPLETED, AND AFTER  
THE WARRANTY PERIOD IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE  
GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN  
HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.



MAYOR, TOWN OF PARKER

ATTEST: Robert C. Jester  
TOWN CLERK

**TITLE VERIFICATION**

I/WE LAND TITLE GUARANTEE CO. COMPANY, A TITLE ATTORNEY, DO HEREBY CERTIFY THAT  
I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND  
IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES,  
EXCEPT AS FOLLOWS: THOSE SHOWN ON LAND TITLE GUARANTEE CO. COMMITMENT NO. A8870109303.5

1-17-06 Robert C. Jester  
DATE: NAME:

**CLERK AND RECORDER**

STATE OF COLORADO  
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 8th  
DAY OF FEB, 2006, AT 11:50 A.M., AND WAS RECORDED AT  
RECEPTION NUMBER 2006011292  
Christine Davis  
COUNTY CLERK AND RECORDER

**SURVEYOR'S CERTIFICATE**

I, JAMES T. JONES, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY  
REPRESENTS THE RESULTS OF A SURVEY MADE ON 07/12/2005, BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT  
MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS  
BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF  
COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL  
PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 16<sup>th</sup> DAY OF JANUARY, 2006.

James T. Jones 1/16/2006  
JAMES T. JONES, P.E., P.L.S. DATE  
COLORADO NO. 19608  
FOR AND ON BEHALF OF  
JONES ENGINEERING ASSOCIATES, INC.

MINOR DEVELOPMENT PLAT  
ROBINSON RANCH FILING NO. 2  
JOB NO. 5033  
DATE: NOVEMBER 21, 2005  
SHEET 1 OF 2

JONES ENGINEERING  
ASSOC., INC.

2120 W. Littleton Blvd., Suite 205  
Littleton, Colorado 80120  
Phone: 303-738-0283 Fax: 303-738-0285



MINOR DEVELOPMENT PLAT  
**ROBINSON RANCH FILING NO. 2**  
A PART OF THE ROBINSON RANCH PD LOCATED IN  
THE NW 1/4, NW 1/4 SECTION 35 AND PART OF THE NE 1/4, NE 1/4 SECTION 34, T6S, R66W, 6TH PM  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
52.70 ACRES, TRACT A & B

FPS INVESTORS LLC  
JO. 2233-274-00-011  
ED

55°56'E 2644.40'  
TH LINE NE 1/4, SEC. 34

N88°56'56"E 1086.57'

755

TRACT B  
13.32 ACRES +/-

170V  
17

VEN

IB VENTURES PARKER LLC  
PARCEL NO. 2233-341-00-025  
UNPLATTED

ACTION BASED UPON ANY DETECT IN THIS SURVEY  
N NO EVENT MAY ANY ACTION BASED UPON ANY  
FROM THE DATE OF THE CERTIFICATIONS SHOWN

FOR BOOK 1575, PAGE 804 OF THE DOUGLAS

PROPOSE OF CREATING TRACTS OF LEGAL RECORD,  
SERVE THE COMMERCIAL PROPERTY. AS SUCH, THE  
TO PERMIT A GRADING OR CONSTRUCTION PERMIT  
3 A AND B WILL BE REQUIRED BEFORE ANY  
TOWN OF PARKER.

THE PROPERTY WILL BE ESTABLISHED AT THE TIME

N OR HAZARD AREA ACCORDING TO THE FEDERAL

TRANSMISSION LINE WILL REQUIRE APPROVAL OF A

RY OF TRACT B MAY NEED TO BE INCREASED TO  
ESS EASEMENT HAS NOT BEEN GRANTED ACROSS  
3, AND A, CONSISTENT TO-FOOT WIDE ACCESS  
LEFTS WAY.

IS CURRENT TERMINUS WITHIN THE ROBINSON  
1 WAY, WILL BE DETERMINED AT THE TIME OF

PROPERTY OWNER SHALL PAY TO THE TOWN  
2) LANS OF HESS ROAD, INCLUDING CURB,  
ROBINSON RANCH ANNEXATION AGREEMENT RECORDED  
21, 1998 AT RECEPTION NO. 9855031.

ITY, THE SUBDIVIDER FOR THAT RE-PLAT WILL  
MENT FOR THE ROBINSON RANCH PROPERTY AS  
AY PROJECTS ADJACENT TO THE COMMERCIAL

REIMBURSEMENT FOR ONE-QUARTER OF THE COST  
IGNAL AT THE INTERSECTION OF HESS ROAD AND  
617) AS A REIMBURSEMENT FOR ONE-QUARTER OF  
WAY.

AT THE TIME OF RE-PLAT FOR TRACT B, THE  
CONSTRUCT ALL NECESSARY ACCELERATION AND  
RY TO SERVE THE PROPERTY.

E REQUIRED TO INCLUDE SIDEWALK ALONG BOTH  
LANS ASSOCIATED WITH THAT RE-PLAT REQUEST.

POINT OF COMMENCEMENT  
NE COR. SEC. 34  
FOUND 3 1/4" CAP  
IN RANGE BOX

KW PINE RIDGE LLC  
PARCEL NO. 2233-283-00-009  
UNPLATTED

NE COR. NW 1/4,  
NW 1/4, SEC. 35  
FOUND 3 1/4" CAP

DETAIL "A" SCALE 1"=150'

DETAIL OF EXISTING CONDITIONS AT HESS ROAD  
AND PINE BLUFFS WAY INTERSECTION

POINT OF BEGINNING  
SET PIN LS 19606

500°58'39"E 55.00'  
N00°58'39"W 15.00'

N89°01'18"E 1331.98'

PARKER WATER  
& SANITATION DIST.  
PARCEL NO. 2233-350-04-005  
LOT 22

RAMON S PIZARRO  
& LAURA N PIZARRO  
PARCEL NO. 2233-350-04-006  
LOT 21

RONALD BACHMAN  
& SYLVIA BACHMAN  
PARCEL NO. 2233-350-04-007  
LOT 20

NORMA K KAUFMANN &  
JAMES M KAUFMAN  
PARCEL NO. 2233-350-04-008  
LOT 18

SE COR. NW 1/4 NW 1/4  
FOUND 3 1/4" ALUM. CAP  
LS 11399

RICHARD E WHITE II &  
CYNTHIA B WHITE  
PARCEL NO. 2233-350-04-010  
LOT 17

TRACT A  
38.27 ACRES +/-

SW COR. NW 1/4 NW 1/4  
FOUND 3" CAP  
LS 26043

ROBINSON RANCH COMMUNITY ASSN.  
PARCEL NO. 2233-350-04-045  
REC. NO. 99095271

EXISTING R.O.W.  
REC. NO. 99095271

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- SECTION CORNER
- 1/16 CORNER
- PROPOSED RIGHT-OF-WAY

MINOR DEVELOPMENT PLAT  
ROBINSON RANCH FILING NO. 2  
JOB NO. 5033  
DATE: NOVEMBER 21, 2005  
SHEET 2 OF 2

JONES ENGINEERING  
ASSOC., INC.

2120 W. Littleton Blvd., Suite 205  
Littleton, Colorado 80120  
Phone: 303-738-0283 Fax: 303-738-0285

# General Shale

1845 West Dartmouth Avenue  
Denver, CO 80110

RETURN SERVICE REQUESTED  
ADDRESS SERVICE REQUESTED

7010 3090 0000 9569 2593



1000



80203

U.S. POSTA  
PAID  
ENGLEWOC  
80110  
APR 04, 17  
AMOUNT  
**\$8.15**  
R2304E1059

RETURN RECEIPT  
REQUESTED

**RECEIVED**

APR 05 2016

DIVISION OF RECLAMATION,  
MINING AND SAFETY

Colorado DRMS  
1313 Sherman Street, Room 215  
Denver, CO 80203