



Timnath Connell Pit (M-1999-050) Property Transfer

1 message

William Schenderlein <bill@blueearthsolutions.net>
To: "Lennberg - DNR, Patrick" <patrick.lennberg@state.co.us>
Cc: Kevin Anderson <kanderson@connellresources.com>

Mon, Apr 10, 2023 at 7:56 AM

Patrick – please find attached documentation that the property for the Timnath Connell Pit (M-1999-050) has changed ownership. The property was previously owned by CWH Properties LLC and recently transferred to Connell LLC. However, the original 1999 permit application listed Esther Weitzel as the property owner and we could not find documentation in the DRMS files illustrating transfer of the Weitzel ownership to CWH Properties. Therefore, the attached materials include:

- Cover Letter from Connell Resources, Inc. (permit holder)
- The 2000 deed transferring ownership from Esther Weitzel to CWH Properties LLC
- The 2022 deed transferring ownership from CWH Properties LLC to Connell LLC
- A most recent (2021) plat survey that includes the Timnath Connell Pit property
- The Right to Enter form between Connell Resources, Inc. and the new property owner, Connell LLC

Please let me know if you also need a hard copy of these materials mailed to you. Also, feel free to contact me if you have any questions or need additional information.

Bill Schenderlein, P.E.

Blue Earth Solutions, LLC

P.O. Box 2427

Fort Collins, CO 80522

(970) 227-2803

5 attachments



Cover Letter.pdf
633K



Weitzel to CWH.pdf
246K



CWH to Connell Lot 2A and 3.pdf
59K



Legal Right to Enter Form signed.pdf
667K



Timnath Connell Pit 2021 Plat.pdf
1203K

April 6, 2023

Colorado Department of Natural Resources
Division of Reclamation, Mining and Safety
Attn: Mr. Patrick Lennberg
1313 Sherman Street, Room, 215
Denver, CO 80203

RE: Mine Name: Timnath Connell Pit
Permit Number: M-1999-050
Landowner Transfer of Surface Affected Land

Dear Patrick,

This letter is to advise the Division that the landowner of the surface affected land for the referenced site and permit was transferred effective December 28, 2022.

The new landowner is:

Connell LLC
7785 Highland Meadows Parkway, Suite 100
Fort Collins, CO 80528
Sheri C. Welch, Manager
swelch@connellresources.com

The landowner during the original permit application in 1999 was Esther Weitzel. The deed transferring the property from Esther Weitzel to CWH Properties LLC is attached. The deed transferring the property from CWH Properties LLC to Connell LLC is also attached. The most recent amended plat of the property is attached for your reference.

A new Legal Right-to-Enter agreement signed and notarized by the landowner, Connell LLC, and the operator is included.

Connell Resources, Inc. remains the site operator.

If you have any questions, please let us know.

Sincerely,
Connell Resources, Inc.


Kevin Anderson
Aggregate and Asphalt Manager



CONNELL RESOURCES, INC. • 7785 HIGHLAND MEADOWS PARKWAY, SUITE 100 • FORT COLLINS, CO 80528-8988 • TEL (970) 223.3151 • FAX (970) 223.3191

CONNELL

WARRANTY DEED

STATE DOCUMENTARY FE

THIS DEED, Made this 6TH day of APRIL, 2000 between
ESTHER J. WEITZEL aka ESTHER WEITZEL

of the County of LARIMER and
State of COLORADO, grantor, and
CWH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is 4305 EAST HARMONY ROAD, FORT COLLINS, COLORADO 80525

of the County of LARIMER and State of COLORADO, grantees:

WITNESSETH That the grantor for and in consideration of the sum of TWO MILLION AND 00/100, (\$2,000,000.00) 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, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of LARIMER and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as 5200 SOUTHEAST FRONTAGE ROAD, FORT COLLINS, COLORADO 80528

TOGETHER with all and singular the hereditaments and appurtenances thereto 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, 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, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 2000 and subsequent years; except easements of record and matters set forth in Exceptions 7 through 35, inclusive, on Exhibit "B", attached and incorporated by reference. Grantor does not warrant beyond existing perimeter fence lines or the boundary lines in Exhibit "A", whichever is less.

Grantor warrants that she has not granted any easements or rights of way not otherwise appearing on Exhibit "B", other than existing draining tile.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Esther J. Weitzel AKA
ESTHER J. WEITZEL aka ESTHER WEITZEL

Esther Weitzel

STATE OF COLORADO }
County of LARIMER } ss. The foregoing instrument was acknowledged before
me this 6TH day of APRIL, 2000

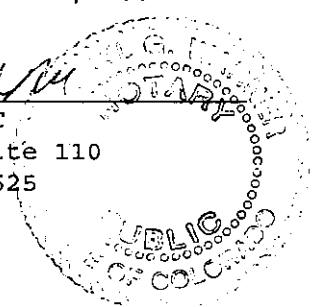
by ESTHER J. WEITZEL aka ESTHER WEITZEL

Witness my hand and official seal.
My commission expires APRIL 17, 2001

Myra J. Harbo
NOTARY PUBLIC
3000 S. College Avenue Suite 110
Fort Collins, COLORADO 80525

No. 932A. Rev. 7-84

Return to: Myatt Brandes + Co
323 S. College Ave, Suite #1
Fort Collins, CO
9524-2845
Attn: Richard Coats



"EXHIBIT A"
LEGAL DESCRIPTION

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PARCEL 1:

The Southeast 1/4 of Section 3, Township 6 North, Range 68 West of the 6th P. M., EXCEPT that parcel of land conveyed to The Department of Highways, State of Colorado, as described in Deed recorded October 31, 1963 in Book 1226 at Page 179, and EXCEPT portion conveyed to Terra Resource Corporation by Deed recorded November 12, 1999 as Reception No. 0099097340, County of Larimer, State of Colorado.

PARCEL 2:

The Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 68 West of the 6th P. M., EXCEPT that parcel of land conveyed in Deed recorded May 20, 1971 in Book 1462 at Page 224, being more particularly described as follows:

A tract of land situate in the SW1/4 of the NE1/4 of Section 3, Township 6 North, Range 68 West of the 6th P. M., being more particularly described as follows: Considering the North line of the NE1/4 of said Section 3 as bearing South 89 degrees 12 minutes East and with all bearings contained herein relative thereto, Commencing at the North quarter corner of said Section 3, thence South 22 degrees 35 minutes 52 seconds East, 1,447.13 feet to the True Point of Beginning; thence South 89 degrees 53 minutes 22 seconds East 797.91 feet; thence South 01 degrees 25 minutes 41 seconds East 846.42 feet; thence North 66 degrees 32 minutes 55 seconds West 700.71 feet; thence North 17 degrees 12 minutes 25 seconds West 595.48 feet to the True Point of Beginning.

County of Larimer, State of Colorado.

PARCEL 3:

A parcel of land located in Section 2, Township 6 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Section 2, said point being marked by a 3" aluminum disc stamped PLS 25384, and considering the West line of the Southwest Quarter of said Section 2 to bear North 1 degree 37 minutes 38 seconds West (North end of said line being marked by a 3 1/4" aluminum disc stamped PLS 25384), with all other bearings relative thereto; thence along said West line North 1 degree 37 minutes 38 seconds West 2,033.50 feet to a point of intersection with the center line of the existing road; thence along said center line and along a curve to the right having an arc length of 381.36 feet, a radius of 5,761.08 feet, a central angle of 3 degrees 47 minutes 34 seconds, and a chord which bears South 9 degrees 53 minutes 39 seconds East for 381.29 feet; thence along said center line South 4 degrees 57 minutes 16 seconds East 111.96 feet; thence along said center line South 0 degrees 38 minutes 48 seconds West 1,545.62 feet to the Point of Beginning.

County of Larimer, State of Colorado.

Together with all water rights appurtenant to the Property, including without limitation 4 shares of capital stock of the Box Elder Ditch Company, but specifically excluding all units in the Northern Colorado Water Conservancy District owned by Grantor.

Together with all minerals of whatever kind and nature owned by Grantor on, in or under the Property and all sand and gravel owned by Grantor on, in or under the Property.

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EXHIBIT "B"
EXCEPTIONS

(EXCEPTIONS 7 THROUGH 16 AFFECT THE E1/2 OF THE SE1/4 BEING PARCEL 1)

7. Undivided 1/4 interest in all oil, gas and other mineral rights together with oil, gas and other minerals and removing the same therefrom, as conveyed to Clara C. Fuller in a deed recorded November 21, 1931 in Book 594 at Page 370 and any interests therein or rights thereunder.
8. Undivided 1% interest in all oil and gas underlying rights as conveyed to Geo. G. Cummings in a deed recorded December 21, 1931 in Book 594 at Page 415 and any interest therein or rights thereunder.
9. Undivided 1/8 interest in all oil, gas and other mineral rights together with the right of ingress and egress at all times for the purpose of poerating and developing said lands, as conveyed to John W. Fuller, Jr. in a deed recorded August 5, 1954 in Book 976 at Page 29 and any interests therein or rights thereunder.
10. Undivided 1/8 interest in all oil, gas and other mineral rights together with the right of ingress and egress at all times for the purpose of operating and developing said lands, as Don A. Chapin in a deed recorded August 5, 1954 in Book 976 at Page 30 and any interests therein or rights thereunder.
11. Terms, agreements, provisions, conditions and obligations as contained in Grant of Easement by and between Edward Weitzel and Esther J. Weitzel and United States of America recorded July 21, 1961 in Book 1145 at Page 638.
12. Reservation as contained in Deed recorded October 4, 1960 in Book 1126 at Page 632 which is as follows:
A right of way and easement for a lateral ditch as presently constructed over and across the Northerly side of said tract.
13. Right of way, whether in fee or easement only for County Roads along the Southerly and Easterly portion of subject property.
14. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in the Cache LaPoudre River lying within subject Land; and any question as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.

NOTE: There are no documents in the land records of the office of the Clerk and Recorder of County of Larimer, accurately locating past or present location(s) of the center thread, bank, bed or channel of the above Cache LaPoudre River or indicating any alterations of the same as from time to time may have occurred.
15. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general Public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of Cache LaPoudre River.
16. Right of way for usage of Boxelder Ditch and other unnamed ditches as shown on ALTA/ACSM Land Title Survey by TST, Inc., dated November 10, 1998, Job No. 10-739-060.

X.
(EXCEPTIONS 17 THROUGH 20 AFFECTS THE W1/2 OF SE1/4 being PARCEL 1)

17. Reservations of (1) right of proprietor of any penetrating vein or lode to extract his ore; and (2) right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded September 30, 1911 in Book 238 at Page 168.
18. Undivided one half interest in all oil and gas rights together with ingress and egress at all times for the purpose of operating and development said lands, for oil and gas, as conveyed to John W. Fuller in a deed recorded September 10, 1953 in Book 955 at Page 71 and any interests therein or rights thereunder.
19. Terms, agreements, provisions, conditions and obligations as contained in Letter recorded May 18, 1955 in Book 993 at Page 508.
20. Right of way, whether in fee or easement only, for pipe lines, granted to Fort Collins - Loveland Water District by Edward Weitzel and Esther J. Weitzel by instrument recorded September 15, 1987 as Reception No. 87053870.

(EXCEPTIONS 21 AND 24 AFFECT PARCEL 2)

21. Undivided one-half interest in all oil, gas and other mineral rights together with oil and gas, as reserved by Edward Weitzel and Esther Weitzel in a deed recorded in Book 955 at Page 71 and any interests therein or rights thereunder.
22. Any and all existing rights for usage of existing road.
23. Right of way, whether in fee or easement only, for a right of ingress and egress over 30 foot wide roadway as contained in Deed recorded August 28, 1996 as Reception No. 96062819.
24. Any and all rights of owners adjoining subject property on the North and East by reason of fence location as shown on ALTA/ASCM Land Title Survey by TST, Inc., dated November 10, 1998, Job No. 10-739-060.

(EXCEPTIONS 25 THROUGH 35 AFFECT PARCEL 3)

25. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded May 19, 1885 in Book 32 at Page 58.
26. An undivided 1/4 interest in and to all of the oil, gas, in under and that may be produced from subject property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring said lands for oil, gas and other minerals and removing the same therefrom, conveyed to Clara C. Fuller in the Deed recorded November 21, 1931 as Reception No. 386714.

NOTE: Quit Claim Deed from John W. Fuller to John W. Fuller, Jr. recorded October 1, 1953 in Book 958 at Page 28.

27. Undivided 1% of all oil and gas conveyed to Geo. W. Cummings recorded December 31, 1931 at Reception No. 388101.
28. Right of way for pipeline purposes granted to Wyco Pipeline Company, a Delaware Corporation by Agnes Fraser in the instrument recorded March 10, 1947 in Book 830 at Page 266, and the terms and conditions contained therein.
29. Undivided 1/8 interest in and to all oil, gas and other minerals conveyed to John W. Fuller, Jr. in the Deed recorded August 5, 1954 in Book 976 at Page 29.

NOTE: Last Will and Testament of John Wallace Fuller recorded January 7, 1975 in Book 1630 at Page 530.

25/5

30. Undivided 1/8 interest in and to all oil, gas and other minerals conveyed to Don A. Chapin in the Deed recorded August 5, 1954 in Book 976 at Page 30.
- NOTE: Deed from Don A. Chapin to D. Sanford Porter recorded December 3, 1985 as Reception No. 85061568.
31. Reservation of 24 1/2% of all oil, gas and other minerals by Philip M. Altergott and Millie Altergott in the Deed recorded January 21, 1963 in Book 1196 at Page 27.
- NOTE: Decree of Quiet Title dated March 6, 1987 and recorded March 6, 1987 as Reception No. 87012913 sets forth the following mineral interest: "That Defendants Philip M. Altergott and Millie Altergott are the owners of 24.5 percentage interest in and to all oil, gas and hydrocarbons in and under the following described property: W 1/2 of SW 1/4 and SW 1/4 of NW 1/4 of Section 2, Township 6 N., Range 68 West of the 6th P.M.; except 5 acres North and East of County Road in SW 1/4 of NW 1/4 of such section as conveyed by deed recorded in Book 822 at Page 56 of the records in the office of the County Clerk and Recorder of Larimer. That Barbara Fuller Krusell also known as Barbara Blakely and Barbara Blakely Fuller is the owner of 12.5 percentage interest in all oil, gas and hydrocarbons in and under said property. That June Chapin Baker, Natalie C. Richardson and D. Sanford Porter own an undivided 12.5 percentage interest in and to oil and gas and hydrocarbons, all in and under the following described property situate in the County of Larimer, State of Colorado to wit: W 1/2 of SW 1/4 and SW 1/4 of NW 1/4 of Section 2, Township 6 N., Range 68 West of the 6th P.M.; except 5 acres North and East of County Road in SW 1/4 of NW 1/4 of such section as conveyed by deed recorded in Book 822 at Page 56 of the records in the office of the County Clerk and Recorder of Larimer County."
32. Oil and gas lease between Natalie C. Richardson and James R. Richardson and Strider Resources Company dated May 31, 1990, recorded July 19, 1990 as Reception No. 90031257, and any interests therein or rights thereunder.
33. All oil, gas and hydrocarbons in and under subject property as conveyed by June Chapin Baker in Deed recorded September 18, 1991 as Reception No. 91045462 and re-recorded December 19, 1991 as Reception No. 91064063.
34. All oil, gas and hydrocarbons in and under subject property as conveyed by Natalie C. Richardson in Deed recorded September 18, 1991 as Reception No. 91045463 and re-recorded December 19, 1991 as Reception No. 91064062.
35. Right of way, whether in fee or easement only, for County Road 5 over the Easterly portion, as shown on ALTA/ACSM Land Title Survey by TST, Inc., dated November 10, 1998, Job No. 10-739-060.

SPECIAL WARRANTY DEED

CWH Properties LLC, a Colorado limited liability company, whose street address is 7785 Highland Meadows Parkway, Suite 1, Fort Collins, CO 80528 (Grantor), for the consideration of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, hereby sells and conveys to Connell LLC, a Colorado limited liability company, whose street address is 7785 Highland Meadows Parkway, Suite 1, Fort Collins, CO 80528, the following real property in the County of Larimer and State of Colorado, to-wit:


Lot 2A and Lot 3, Amended Plat of Tract A, John W. Swets Farm Corp. Exemption Plat and CWH Properties LLC Boundary Line Adjustment -File # 21-Land4085 recorded with the Larimer County Clerk and Recorder on October 26, 2021 at Reception No. 20210098821

Excepting therefrom and reserving unto Grantor all water rights and well rights located on or appurtenant to such property owned by Grantor including, without limitation, Grantor's interest in Weitzel Well (Water Court Well Adjudication No. W-4258, operated in accordance with the Cache La Poudre Water Users Association Augmentation Plan in Water Court Case No. W-7921-75) (Colorado Division of Water Resources Well Permit No. 62690-F) together with all minerals of whatever kind and nature owned by Grantor on, in or under the Property and all sand and gravel owned by Grantor on, in or under the Property.

With all its appurtenances and warrant title to the same against all persons claiming under Grantor, subject to statutory exceptions.

Executed this 28th day of December, 2022.

CWH Properties LLC,
a Colorado limited liability company

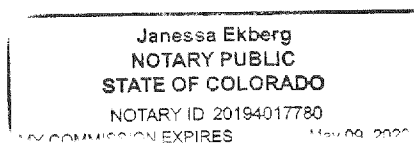
By: 
Sheri C. Welch, Manager

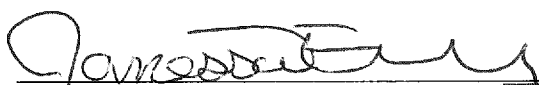
STATE OF COLORADO)
)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 28th day of December, 2022 by Sheri C. Welch as Manager of CWH Properties LLC, a Colorado limited liability company.

Witness my hand and official seal

My Commission Expires: 05/09/2023




Notary Public

AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085

PART OF THE EAST HALF OF SECTION 3,
T. 6 N., R. 68 W. OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

CERTIFICATION OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CWH PROPERTIES LLC, BEING THE OWNER OF THAT PART OF THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST, 6TH P.M., LARIMER COUNTY, COLORADO DESCRIBED AS FOLLOWS, TO WIT:

PARCEL I:
THE SE 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO;
EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 31, 1963 IN BOOK 1226 AT PAGE 179 AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED NOVEMBER 12, 1999 AT RECEPTION NO. 99097340 AND EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED SEPTEMBER 1, 2004 AT RECEPTION NO. 20040086310

PARCEL II:
THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO;
EXCEPT THAT PARCEL DESCRIBED IN DEED RECORDED NOVEMBER 13, 2008 AT RECEPTION NO. 20080070753 AND 20080070754

PARCEL III:
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 3, SAID POINT BEING MARKED BY A 3 1/4" ALUMINUM DISC STAMPED LS 25384, AND CONSIDERING THE EAST LINE OF SAID NE 1/4 TO HAVE AN ASSUMED BEARING OF N 01° 37' 40" W, (NORTH END OF SAID LINE BEING MARKED BY A 3" BRASS CAP STAMPED LARIMER COUNTY HORIZONTAL CONTROL) WITH ALL OTHER BEARINGS CONTAINED HEREIN
RELATIVE THERETO: THENCE ALONG THE SOUTH LINE OF SAID NE 1/4, N 89° 09' 00" W, 1317.62 FEET;
THENCE N 01° 32' 22" W, 1340.59 FEET; THENCE S 89° 59' 38" W, 306.41 FEET; THENCE
N 00° 47' 52" W, 248.02 FEET; THENCE N 89° 59' 38" E, 1617.66 FEET TO THE EAST LINE OF SAID NE 1/4;
THENCE ALONG SAID EAST LINE S 01° 37' 40" E, 1608.44 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED SEPTEMBER 1, 2004 AT RECEPTION NO. 20040086310

PARCEL IV: (PARCEL IS EXCLUDED FROM SUBJECT PROPERTY)
A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID SECTION 2, SAID POINT BEING MARKED BY A 3" ALUMINUM DISC STAMPED PLS 25384, AND CONSIDERING THE WEST LINE OF THE SW 1/4 OF SAID SECTION 2 TO BEAR N 1° 37' 38" W (NORTH END OF SAID LINE BEING MARKED BY A 3 1/4" ALUMINUM DISC STAMPED PLS 25384), WITH ALL OTHER BEARINGS RELATIVE THERETO: THENCE ALONG SAID WEST LINE,
N 1° 37' 38" W, 2033.50 FEET TO A POINT OF INTERSECTION WITH THE CENTER LINE OF THE EXISTING ROAD; THENCE ALONG SAID CENTERLINE AND ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF
381.36 FEET, A RADIUS OF 5761.08 FEET, A CENTRAL ANGLE OF 3° 47' 34" AND A CHORD WHICH BEARS
S 9° 53' 39" E FOR 381.29 FEET; THENCE ALONG SAID CENTERLINE S 4° 57' 16" E, 111.96 FEET; THENCE
ALONG SAID CENTERLINE S 0° 38' 48" W, 1545.62 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED SEPTEMBER 1, 2004 AT RECEPTION NO. 20040086310.

SUBJECT PROPERTY CONTAINS A TOTAL OF 10,509,211 SQUARE FEET OR 241.258 ACRES.

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AS SUBDIVIDED INTO LOTS (AND BLOCKS AS APPROPRIATE) TO BE KNOWN AS THE AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREFTER THE STREETS AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS 13th DAY OF October, 2021

OWNER: CWH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Sheri C. Welch
SHERI C. WELCH, MANAGER

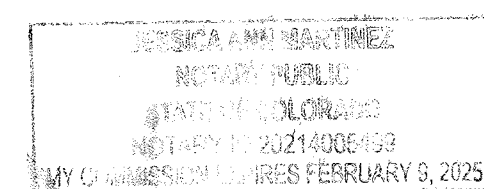
STATE OF COLORADO)
COUNTY OF LARIMER) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October, 2021, BY SHERI C. WELCH AS MANAGER OF CWH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: February 9, 2025

Sheri C. Welch



APPROVAL OF SURVEY PLAT

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED AS TO FORM AS COMPLYING WITH ALL CURRENT SURVEY REQUIREMENTS OF LARIMER COUNTY AND OF STATE LAW PERTAINING TO PLATTING AND MONUMENTATION. THIS APPROVAL CONSTITUTES NEITHER A WARRANTY BY LARIMER COUNTY CONCERNING SUCH COMPLIANCE, NOR A RELEASE OR INDEMNITY OF THE SUBDIVIDER AND HIS SURVEYOR CONCERNING ANY NONCOMPLIANCE OF THIS PLAT WITH CURRENT SURVEY REQUIREMENTS.

DATE: 10/21/2021
Alex Randall Perkins COLORADO PLS NO. 34176 (SIGNATURE)
Alex Randall Perkins LARIMER COUNTY ENGINEERING DEPARTMENT (PRINTED NAME)

PLANNING DEPARTMENT APPROVAL

REVIEWED AND APPROVED THIS 20th DAY OF October, 2021 BY THE LARIMER COUNTY PLANNING DEPARTMENT.

[Signature]
AUTHORIZED EMPLOYEE

THIS AGREEMENT IS NOT VALID OR EFFECTIVE UNLESS APPROVED BY THE LARIMER COUNTY PLANNING DEPARTMENT AND RECORDED BY THE LARIMER COUNTY CLERK AND RECORDED. THIS AGREEMENT, ONCE EFFECTIVE, SHALL BE BINDING UPON ALL HEIRS, SUCCESSORS, ASSIGNS AND PERSONAL REPRESENTATIVES.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS THIS 20th DAY OF October, 2021. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE COUNTY FOR CONSTRUCTION, REPAIR, OR MAINTENANCE OF ANY STREETS, HIGHWAY, ALLEYS, BRIDGES, RIGHT OF WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

[Signature]
CHAIRMAN
[Signature]
ATTEST: [Signature]
CLERK OF THE BOARD

LARIMER COUNTY HEALTH AUTHORITY APPROVAL:

BY THE LARIMER COUNTY HEALTH AUTHORITY THIS 18th DAY OF October, 2021, ALL CONSTRUCTION ON THIS SUBDIVISION, OR ANY LOT THEREIN, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER, AND THE PROVISION OF SEWAGE TREATMENT, SHALL BE DONE IN A MANNER WHICH WILL MEET ALL OF THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH, AND THE LARIMER COUNTY PUBLIC HEALTH DEPARTMENT, AND THE OFFICERS AUTHORIZED TO ENFORCE SUCH REQUIREMENTS.

[Signature]
LARIMER COUNTY HEALTH AUTHORITY

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

10/13/2021
[Signature]
READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR #37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

GENERAL NOTES:

- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EXISTING EASEMENTS AND CONDITIONS ARE BASED ON TITLE COMMITMENT PREPARED BY HERITAGE TITLE COMPANY, FILE NO. 459-H0495564-081-TMY, AMENDMENT NO. 3, WITH DATE OF NOVEMBER 25, 2019 AT 7:00 A.M.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- ANY DEVELOPMENT WITHIN THE REGULATORY FLOODPLAIN MUST COMPLY WITH LARIMER COUNTY FLOODPLAIN REGULATIONS. REGULATORY FLOODPLAIN BOUNDARIES ARE SUBJECT TO CHANGE WITH FUTURE MAPPING PRODUCTS. CONTACT THE LARIMER COUNTY ENGINEERING DEPARTMENT FOR CURRENT FLOODPLAIN INFORMATION.
- THE NEW LOTS CREATED BY THIS ACTION ARE SUBJECT TO THE SAME RESTRICTIONS, COVENANTS, AND REGULATIONS AS SET FORTH IN THE JOHN W. SWETS FARM CORP. EXEMPTION PLAT.
- LARIMER COUNTY FILE NUMBER 21-LAND4085.
- ANY DEVELOPMENT WITHIN THE REGULATORY FLOODPLAIN MUST COMPLY WITH LARIMER COUNTY FLOODPLAIN REGULATIONS. REGULATORY FLOODPLAIN BOUNDARIES ARE SUBJECT TO CHANGE WITH FUTURE MAPPING PRODUCTS. CONTACT THE LARIMER COUNTY ENGINEERING DEPARTMENT FOR CURRENT FLOODPLAIN INFORMATION.
- a. THAT LOT 1 IS DESIGNED FOR A FUTURE RIGHT-OF-WAY THAT WILL CONNECT TO COUNTY ROAD 5.
b. LOT 1 INCLUDES LOT 1A AND 1B.
c. LOT 2 INCLUDES LOT 2A AND 2B.

BOUNDARY LINE ADJUSTMENT AGREEMENT:

I, (WE), THE UNDERSIGNED, WARRANTING THAT WE ARE ONLY RIGHTFUL OWNER(S) OF CERTAIN LOTS OF LAND IN PART OF THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST, 6TH P.M., LARIMER COUNTY, COLORADO, AS MORE PARTICULARLY DESCRIBED ON THIS BOUNDARY SURVEY, AND ACKNOWLEDGING THAT MUTUAL RECEIPT OF VALUABLE CONSIDERATION, DO HEREBY MAKE ADJUSTMENTS TO THE BOUNDARY LINES OF SAID LOTS. THE DESIRE ADJUSTMENTS WILL NOT CREATE ANY ADDITIONAL LOTS. THE BOUNDARY LINE ADJUSTMENTS AND REVISED PARCEL DESCRIPTIONS ARE SHOWN ON THIS BOUNDARY SURVEY,
BOUNDARY LINE ADJUSTMENT AGREEMENT:

OWNER: CWH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Sheri C. Welch
SHERI C. WELCH, MANAGER

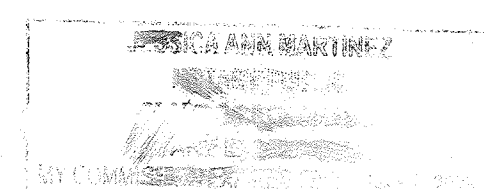
STATE OF COLORADO)
COUNTY OF LARIMER) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October, 2021, BY SHERI C. WELCH AS MANAGER OF CWH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: February 9, 2025

[Signature]



LOT 1

LOT 1A

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER FOR SAID SECTION 3 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 2°03'44" W, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384" AND TO THE SOUTH BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH ATTACHED 1" YELLOW PLASTIC CAP STAMPED "LS 31169", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, N02°04'13"W, A DISTANCE OF 201.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, N02°04'13"W, A DISTANCE OF 826.52 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE ON THE SOUTHERLY RIGHT-OF-WAY FOR I-25 FRONTAGE ROAD THE FOLLOWING FOUR (4) COURSES:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 246.00 FEET, A CENTRAL ANGLE OF 86°57'35", A DISTANCE OF 373.38 FEET, A CHORD BEARING OF N46°03'08"E WITH A CHORD DISTANCE OF 338.54 FEET;
2. N89°31'02"E, A DISTANCE OF 794.21 FEET;
3. N00°29'50"W, A DISTANCE OF 60.00 FEET;
4. S89°30'43"W, A DISTANCE OF 34.92 FEET;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE FOR WETZEL STREET, N01°16'05"W, A DISTANCE OF 247.88 FEET;
THENCE N89°31'11"E, A DISTANCE OF 1038.31 FEET;
THENCE S01°18'05"E, A DISTANCE OF 1339.12 FEET;
THENCE S88°43'55"W, A DISTANCE OF 988.41 FEET TO A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF S24°59'34"E WITH A CHORD DISTANCE OF 125.05 FEET;
THENCE S29°50'22"E, A DISTANCE OF 1077.98 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF S59°57'42"W WITH A CHORD DISTANCE OF 742.73 FEET;
THENCE N89°54'59"W, A DISTANCE OF 399.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY FOR LARIMER COUNTY ROAD 5;
THENCE ON SAID RIGHT-OF-WAY, S00°05'01"E, A DISTANCE OF 120.00 FEET;
THENCE S89°54'59"W, A DISTANCE OF 399.00 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF S59°57'42"W WITH A CHORD DISTANCE OF 863.17 FEET;
THENCE N29°50'22"W, A DISTANCE OF 1077.98 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 122°42'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF S23°38'11"E WITH A CHORD DISTANCE OF 185.85 FEET;
THENCE N20°11'09"W, A DISTANCE OF 537.06 FEET;
THENCE S88°43'55"W, A DISTANCE OF 921.34 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 2,736,249 SQUARE FEET OR 62.816 ACRES, MORE OR LESS.

AND ALSO,

LOT 1B

AND ALSO,

COMMENCING AT THE POINT PREVIOUSLY DESCRIBED AS POINT 'A';
THENCE N02°04'13"W, A DISTANCE OF 163.09 FEET TO THE POINT OF BEGINNING;

THENCE N02°04'13"W, A DISTANCE OF 129.81 FEET;
THENCE N89°30'43"E, A DISTANCE OF 254.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR I-25 FRONTAGE ROAD;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 55°00'34", A DISTANCE OF 293.79 FEET, A CHORD BEARING OF S62°10'52"W WITH A CHORD DISTANCE OF 282.63 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 9,930 SQUARE FEET OR 0.228 ACRES, MORE OR LESS.

LOT 2

LOT 2A

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER FOR SAID SECTION 3 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 02°06'01" W, MONUMENTED AT THE EAST QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384" AND TO THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM ILLEGIBLE CAP, AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, N02°06'01"W, A DISTANCE OF 899.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LARIMER COUNTY ROAD 5, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 08°54'06", A DISTANCE OF 161.58 FEET, A CHORD BEARING OF S12°47'33"W WITH A CHORD DISTANCE OF 161.42 FEET;
- S17°17'07"W, A DISTANCE OF 239.68 FEET;
- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1160.00 FEET, A CENTRAL ANGLE OF 29°16'29", A DISTANCE OF 592.69 FEET, A CHORD BEARING OF S02°34'39"W WITH A CHORD DISTANCE OF 586.27 FEET;
- THENCE S11°59'35"E, A DISTANCE OF 840.02 FEET;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1190.00 FEET, A CENTRAL ANGLE OF 11°56'14", A DISTANCE OF 247.93 FEET, A CHORD BEARING OF S06°03'23"E WITH A CHORD DISTANCE OF 247.48 FEET;
- S00°05'01"E, A DISTANCE OF 37.26 FEET;

THENCE S89°54'59"W, A DISTANCE OF 399.00 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF N59°57'42"W WITH A CHORD DISTANCE OF 742.73 FEET;
THENCE N29°50'22"W, A DISTANCE OF 1077.98 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°41'37", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF N24°59'34"W WITH A CHORD DISTANCE OF 125.05 FEET;
THENCE N88°43'55"E, A DISTANCE OF 988.41 FEET;
THENCE N01°16'05"W, A DISTANCE OF 1339.12 FEET;
THENCE N89°31'11"E, A DISTANCE OF 579.30 FEET;
THENCE ON SAID WESTERLY RIGHT-OF-WAY, S02°06'01"E, A DISTANCE OF 708.63 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 2,310,815 SQUARE FEET OR 53.049 ACRES, MORE OR LESS.

LOT 2B

BEGINNING AT SAID EAST QUARTER CORNER FOR SAID SECTION 3, THENCE N89°37'38"W, A DISTANCE OF 68.54 FEET;

- THENCE ON THE EASTERLY RIGHT-OF-WAY FOR LARIMER COUNTY ROAD 5 THE FOLLOWING THREE (3) COURSES:
- N08°23'20"W, A DISTANCE OF 109.17 FEET;
 - ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 652.44 FEET, A CENTRAL ANGLE OF 24°48'05", A DISTANCE OF 282.42 FEET, A CHORD BEARING OF N03°55'36"E WITH A CHORD DISTANCE OF 280.22 FEET;
 - N16°19'23"E, A DISTANCE OF 161.43 FEET;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S02°06'01"E, A DISTANCE OF 543.29 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 3,325.4 SQUARE FEET OR 0.763 ACRES, MORE OR LESS.

LOT 3

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER FOR SAID SECTION 3 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 2°03'44" W, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384" AND TO THE SOUTH BY A NO. 4 REBAR OF UNKNOWN LENGTH WITH ATTACHED 1" YELLOW PLASTIC CAP STAMPED "LS 31169", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE N02°04'13"W, A DISTANCE OF 201.50 FEET;
THENCE N88°43'55"E, A DISTANCE OF 921.34 FEET TO A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 122°42'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF S23°38'11"E WITH A CHORD DISTANCE OF 185.85 FEET;
THENCE S29°50'22"E, A DISTANCE OF 1077.98 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF S59°57'42"W WITH A CHORD DISTANCE OF 863.17 FEET;
THENCE N89°54'59"W, A DISTANCE OF 399.00 FEET;
THENCE S00°05'01"E, A DISTANCE OF 1309.05 FEET;
THENCE S89°21'23"E, A DISTANCE OF 58.98 FEET;
THENCE S02°05'50"E, A DISTANCE OF 29.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3;
THENCE ON THE SOUTH LINE OF SECTION 3, N89°21'24"W, A DISTANCE OF 2061.55 FEET;
THENCE N00°45'22"E, A DISTANCE OF 30.23 FEET;
THENCE N83°32'48"W, A DISTANCE OF 415.38 FEET;
THENCE N20°11'09"W, A DISTANCE OF 537.06 FEET;
THENCE N02°03'44"W, A DISTANCE OF 2051.93 FEET TO THE POINT OF BEGINNING.

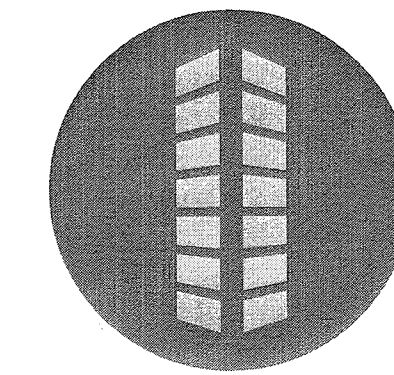
LOT CONTAINS 5,418,963 SQUARE FEET OR 124.402 ACRES, MORE OR LESS

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
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AMENDED PLAT OF TRACT A, JOHN W. SWETS
FARM CORP. EXEMPTION PLAT
AND CWH PROPERTIES LLC BOUNDARY LINE
ADJUSTMENT-FILE # 21-LAND4085
PART OF THE EAST HALF OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

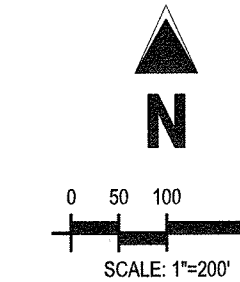
#	Date	Issue / Description	Init.
1	3/11/2021	COUNTY COMMENTS	AN
2	5/17/2021	LOT RECONFIGURATION	AN
3	8/10/2021	COUNTY COMMENTS	AN
4	10/13/2021	COUNTY COMMENTS	AN

Project No:	CNL00001.10
Drawn By:	AN
Checked By:	RCR
Date:	10/16/19

AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085

PART OF THE EAST HALF OF SECTION 3,
T. 6 N., R. 68 W. OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	86°57'35"	373.36	246.00	N46°03'08"E	338.54
C2	9°41'37"	125.20	740.00	S24°59'34"E	125.05
C3	60°14'38"	778.08	740.00	S59°57'42"E	742.73
C4	60°14'38"	904.25	860.00	N59°57'42"W	863.17
C5	12°24'23"	186.22	860.00	N23°38'11"W	185.85
C6	55°00'34"	293.79	306.00	N62°10'52"E	282.63
C7	8°54'06"	161.58	1040.00	S12°47'33"W	161.42
C8	29°16'29"	592.69	1160.00	S23°43'39"W	586.27
C9	24°46'05"	282.42	652.44	N3°55'36"E	280.22
C10	11°56'14"	247.93	1190.00	S6°03'23"E	247.48



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PLSS SECTION LINE
	EXISTING EASEMENT
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND MONUMENT AS DESCRIBED
	FOUND 24\"/>
	FOUND NO. 4 REBAR WITH 1\"/>
	FOUND 24\"/>

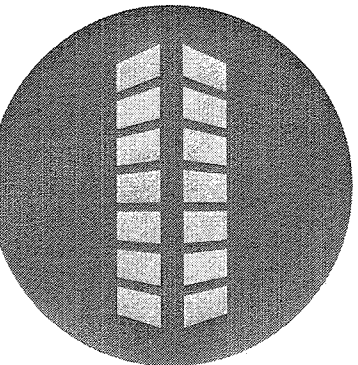
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10/13/2021
R. Myers

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AMENDED PLAT OF TRACT A, JOHN W. SWETS
FARM CORP. EXEMPTION PLAT
AND CWH PROPERTIES LLC BOUNDARY LINE
ADJUSTMENT-FILE # 21-LAND4085

PART OF THE EAST HALF OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	3/11/2021	COUNTY COMMENTS	AN
2	5/17/2021	LOT RECONFIGURATION	AN
3	8/10/2021	COUNTY COMMENTS	AN
4	10/13/2021	COUNTY COMMENTS	AN

Project No:	CNL000011.10
Drawn By:	AN
Checked By:	RCR
Date:	10/16/19

SOURCE OF LEGAL RIGHT TO ENTER

The undersigned, as owner(s) of property as set forth in the legal description and/or vicinity map attached hereto and made a part hereof by reference, hereby agrees to the inclusion of said property in the Timnath Connell Pit Regular (112) Operation reclamation permit (M-1999-050) operated by Connell Resources, Inc. for the purposes of mining construction materials and reclaiming said property in accordance with the requirements of the permit.

Connell LLC

Sheri C. Welch Manager
Land Owner Sheri C. Welch Manager

Date: 4/7/23

State of Colorado)
County of Larimer) ss.

The foregoing instrument was acknowledged before me this 7th day of April, 2023

by Sheri C. Welch, as Manager, of
Connell, LLC.

Witness my hand and official seal.

(SEAL)

My Commission Expires: 8-31-2024

Public

MARGIE L. LEWIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025741
MY COMMISSION EXPIRES AUG 31, 2024

Notary

CONNELL

CONNELL RESOURCES, INC. • 7785 HIGHLAND MEADOWS PARKWAY, SUITE 100 • FORT COLLINS, CO 80528-8988 • TEL (970) 223.3151 • FAX (970) 223.3191