



Michael Hart

to Chad, me, Bill, Jeff, Whitey ▾

Jan 16, 2024, 4:43 PM (2 days ago)



Rob,

If it's ok with you I prefer to reply to your request for a letter via this email.

Page 2 of your Inspection report dated December 19, 2023 states as follows:

**Inspection Topic:** Signs & Markers

**Problem/Possible Violation:** Problem:

"The affected area boundary markers are missing at the southeast corner of the permit area."

**Response:**

My recent email to you dated Monday, January 16, 2024 included the following:

A map prepared by King Surveyors titled "**Poudre Ponds Minor Subdivision**" which is a metes and bounds description of Tract "A" also known as the Permit Area. The included map identified all the property boundary pins for Tract "A" placed by King Surveyors. The boundary shown in the southeast corner of subject property identifies courses L1, L2 and L3 as shown on page 2 of King Surveyors Exhibit A (**Property Description**). The legend associated with the Poudre Ponds Minor Subdivision map shows that the two property line end points of L3, in the southeast corner of the permit area, are identified as "Calculated Positions" due to the fact that at the time the survey was done these points were determined to be in the Poudre River.

Furthermore, because the south boundary of the permit area, as surveyed by King, includes portions of the Poudre River, the King surveyors installed a set of "offset pins" in the field that are parallel to and 100 feet south of the true property boundary adjacent to and in some cases in the Poudre River.

Therefore, based on the Tract A map documentation prepared by King Surveyors as previously submitted to the Division, all boundary markers are in place save those calculated positions that were determined to be in the Poudre River at the time of the Survey.

Rob, Please let me know if the Division would prefer to have a 24"x 36" paper copy of the "Poudre Ponds Minor Subdivision" map as an aid to determining that there are no missing boundary markers related to Tract A. Alternatively, if you prefer, Cottonwood can request a written statement from King Surveyors confirming the above. Let me know.

Hope this helps, Mike

**EXHIBIT A**  
**(1 of 2)**  
**PROPERTY DESCRIPTION**

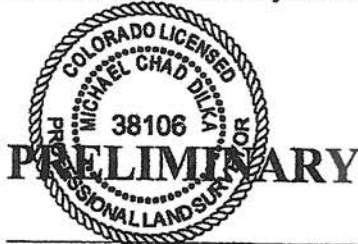
Tract A, Poudre Ponds Minor Subdivision, recorded May 29, 2012 as Reception No. 3848721 of the records of the Weld County Clerk and Recorder, located in the Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado.

Said described parcel of land contains 38.159 acres, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Said described parcel of land contains 0.090 acre, more or less ( $\pm$ ), within 25' radiuses of 2 plugged and abandoned well heads.

**SURVEYORS STATEMENT**

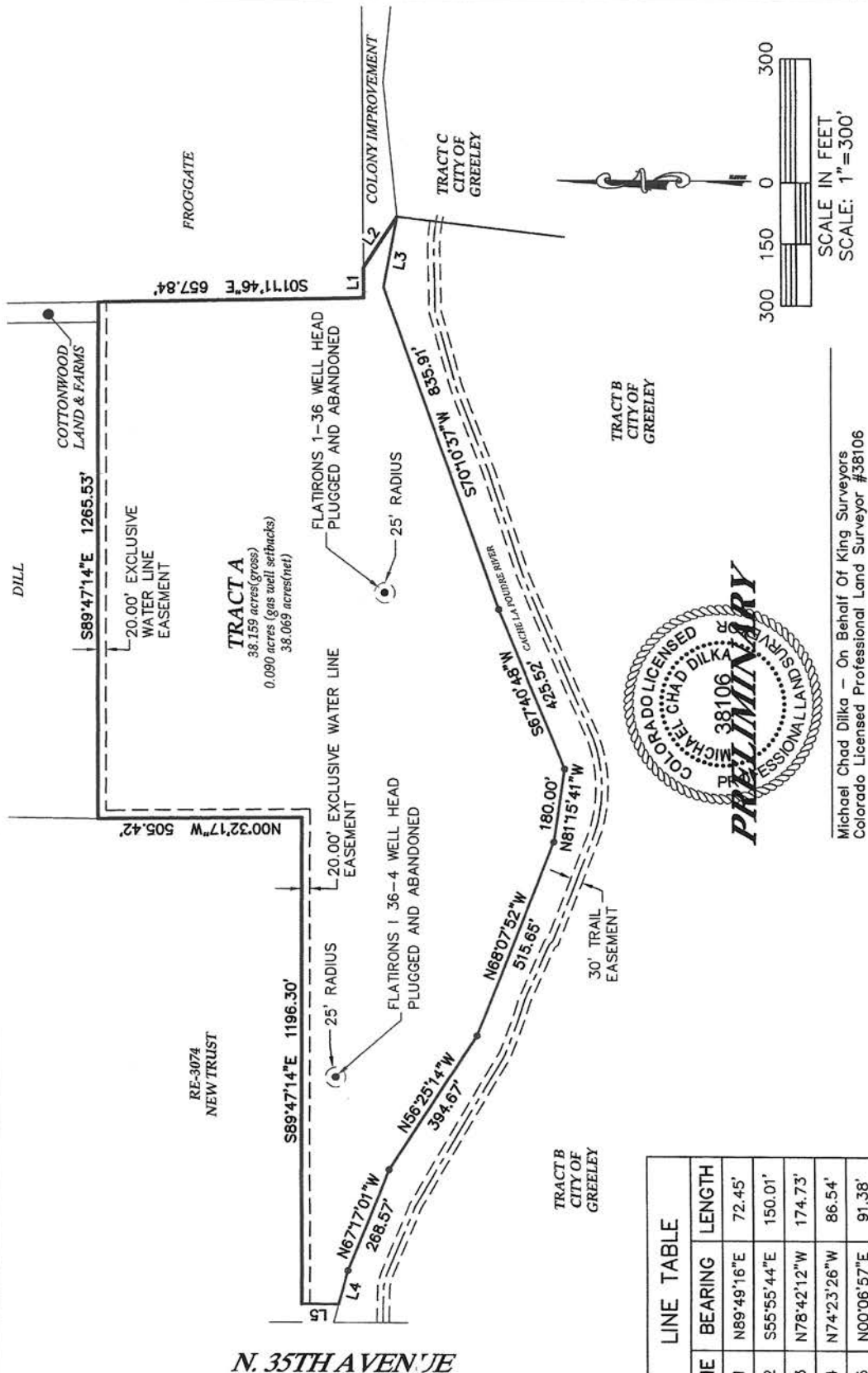
I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20210286



# KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | fax: (970) 686-5821  
 email: contact@KingSurveyors.com

PROJECT NO: 20210286

DATE: 6/4/2021

CLIENT: FLATIRON COMPANIES

DWG: 20210286-EXH

DRAWN: ERH CHECKED: MCD



05-18-2012	FILE NAME:	2011101 SUB	SCALE:
------------	------------	-------------	--------

UNIF FLATIRON SAND & GRAVEL  
WELD COUNTY ZONING - R-1

WEST SIXTEENTH CORNER

NF FERRY G. DILL  
REC. NO. E29903  
WELD COUNTY ZONING - R-1

---

**KING SURVEYORS, INC.**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: info@kingsurveyors.com



SEE SHEET 7

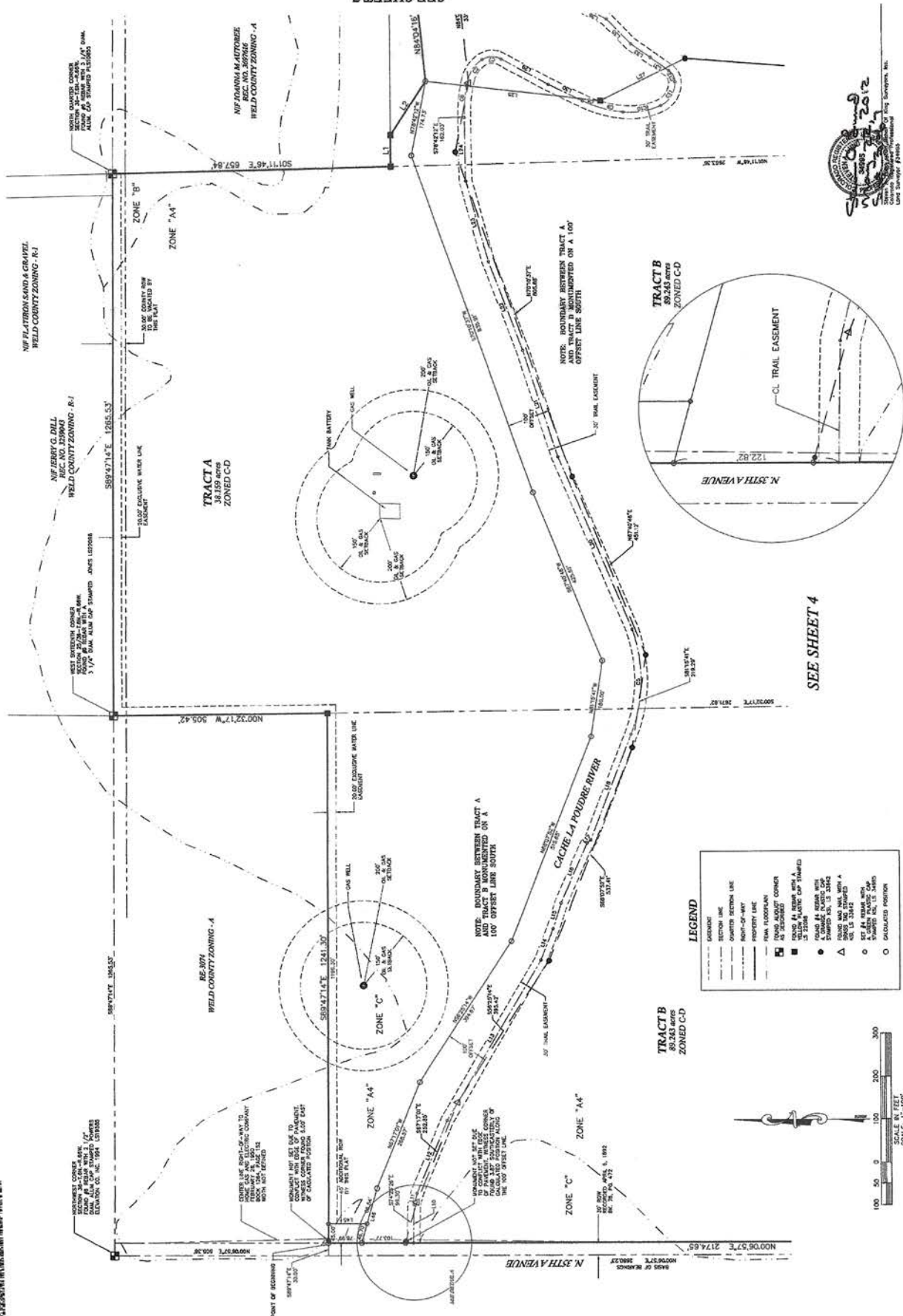
POUDRE PONDS MINOR SUBDIVISION

THE CITY OF GREELEY  
1100 10TH STREET  
GREELEY, CO 80631

PROJECT # 2011101



SHEET 3 OF 7



SEE SHEET 4






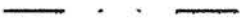






### LEGEND

**TRACT B**  
89.243 acres  
ZONED C-D

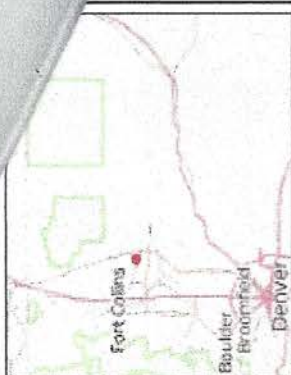
**TRACT B**  
\$9.243 acres  
ZONED C-D

631  
7  
LEY




# LEGEND

-  EASEMENT
-  SECTION LINE
-  QUARTER SECTION LINE
-  RIGHT-OF-WAY
-  PROPERTY LINE
-  FEMA FLOODPLAIN
-  FOUND ALIQUOT CORNER  
AS DESCRIBED
-  FOUND #4 REBAR WITH A  
YELLOW PLASTIC CAP STAMPED  
LS 22098
-  FOUND #4 REBAR WITH  
A ORANGE PLASTIC CAP  
STAMPED KSI, LS 33642
-  FOUND MAG NAIL WITH A  
BRASS TAG STAMPED  
KSI, LS 33642
-  SET #4 REBAR WITH  
A GREEN PLASTIC CAP  
STAMPED KSI, LS 34995
-  CALCULATED POSITION





### Legend

-  Parcels  
 Highway  
 County Boundary

## Notes

Tract A Poudre Ponds Minor



1,144.0	0	572.02	1,144.0	Feet
---------	---	--------	---------	------

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

© Weld County Colorado

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
current, or otherwise reliable.